



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. June 28, 2022

7. Town Council Meeting Representative

8. Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

9. Development Plans

- a. Oakview Mixed Use Special Exception Use 22-SEU-01 and Development Plan 22-DP-03

10. Other Business

a. Committee Reports

- Land Use Advisory Committee Meeting
- Tree Advisory Committee
- Housing Affordability Study Advisory Committee
- Northeast Gateway Master Plan Advisory Committee

b. Town Council Official Action Overview

c. Development Services Report

d. Other Business

11. Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

linda.mckinney@hollyspringsnc.us 919-557-3900

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, June 28, 2022 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met virtually for their regularly scheduled meeting on June 28, 2022. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
Sean Ryan, Planning Manager
Caitlyn Newton, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Ernie Carpico
Van Crandall
Duane Hansen
Joanna Holder
Josh Prizer
Thomas Urquhart

Members Absent: Courtney Patterson

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Ernie Carpico.

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. April 26, 2022 Minutes

Motion:

Motion to approve the April 26, 2022 Minutes.

Motion by: Thomas Urquhart

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (8-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- Joint Public Hearing: NONE – All members to attend
 - July 5th: *No meeting*
 - July 19th: Joanna Holder

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: UDO Amendment

a. UDO Technical Corrections (22-UDO-02/PLUDO202200157)

Mr. Ryan reviewed the staff report with the Board.

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed. Detailed language of the proposed amendment can be found in the attached draft ordinance.

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. Following adoption, staff has been working with residents, businesses, and the development community to implement the ordinance and has determined a list of amendments needed to make technical corrections and minor modifications. This amendment also proposes some changes to the notification requirements for development applications.

Purpose of Amendment

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1 & 57	Legal Compliance	Subdivision authority relocated from Chapter 7.
2	Clarification or Correction	Clarify UDO exemptions.
3, 7, 8, 9, 10, 11, 13, 23, 29, 30, 32, 34, 35, 38, 40, 41, 42, 43, 45, 46, 47, 48, 50, 55, 56, 60, 61, 63, 64, 70, 88, 89, 90, 91, 92, 93, 94, 104,105	Clarification or Correction	Correct typographical, terminology, or spelling error.

4	Clarification or Correction	Clarify procedures and identify applicable development standards for existing Development Options (DO) and PUDs established before the effective date of the UDO. This is needed to provide guidance on how to regulate uses and development standards established by these previous approvals.
5, 24	Clarification or Correction	Information on previous Conditional Use districts is being relocated to Chapter 1 from Chapter 2 so that all information on pre-existing development approvals is located in Chapter 1.
6	Clarification or Correction	Clarifies role of Administrator in maintaining Zoning Map.
12	Clarification or Correction	Corrects the placement of a note in Residential Use Development Standards.
14	Clarification or Correction	Side setbacks are presented as an aggregate setback of 0'/10', with additional information that one side may have a 0' setback and that end units may have a 5' setback. For a detached structure, this implies the side setback is 5' on each side. The proposed change removes the aggregate setback and replaces it with clear standard.
15	Minor Change	All Residential Use districts were intended to allow 50' building height with a CD (Conditional Zoning District). The SR district was mistakenly not included.
16, 19, 20	Clarification or Correction	Clarifies the Minimum Frontage at the Right-of-Way for a Driveway requirement. The flexible standards were intended to provide options for lots existing prior to the UDO effective date. New lots may provide flexible standards through the CD (Conditional Zoning District) process.
17	Clarification or Correction	Corrects the placement of a note in Commercial & Mixed-Use Development Standards.
18	Clarification or Correction	Corrects the order of Development Standards in the table to be consistent with other Use District tables. Changes the Side-Corner Setback to be consistent with the Front Setback which is consistent with other Use District tables.
21	Minor Change	Provides flexibility in parking location standards (Chapter 6) with CD (Conditional Zoning District).
22	Clarification or Correction	Corrects a section reference.
25	Minor Change	Allows apartment dwellings in CB district with Additional Standards (PS), consistent with other Commercial & Mixed-Use districts. Density standards in Chapter 2 indicate residential uses were intended to be permitted in CB.
26	Minor Change	Removes tobacco stores as permitted use in DMX, RMX, CB, and IVMX districts. The use will remain permitted in BRT by CD (Conditional Zoning District) only.
27	Minor Change	Divides "Religious/Assembly" use into 2 distinct uses – "Religious Use" and "Assembly Use." Assembly uses would include banquet facilities, event centers, and similar uses. Since these uses may have different impacts than religious uses, it is necessary to create a new use category.
28, 67	Minor Change	Adds design standards for Manufactured Dwellings. The UDO includes a reference that Manufactured Dwellings have design standards but no standards were included. Standards from the 2002 UDO were used to draft the standards included in this part.
31	Minor Change	Modifies a requirement that utility uses be surrounded by a wall structure. This requirement is not practical for all utility uses. The modification allows for fencing and opaque landscaping.
33, 52, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 95, 103	Clarification or Correction	Modifies sequencing (1, 2, 3 or a, b, c) of section.

36	Clarification or Correction	Provides missing text in sentence.
37	Minor Change	Modifies Residential Use District Accessory Structure limitations. Based on resident feedback during the Zoning Reassignment public engagement, several residents being reassigned to the RR district indicated concern that the size of residential accessory structures was too limiting for 2 acre properties. This change would allow additional area, not to exceed the size of the dwelling, when the property is zoned RR and is greater than 2 acres.
39	Minor Change	Modifies the Open Space requirements to require nonresidential uses, when located in Residential Use Districts, to follow the open space requirements for Commercial & Mixed-Use Districts. This is consistent with the practice followed in the 2002 UDO. Also removes the requirement that Infrastructure Uses provide Urban Civic Space.
44	Clarification or Correction	Corrects Cape Fear River Basin riparian buffer width consistent with Town's stormwater ordinance.
49	Clarification or Correction	Removes duplicative text.
51	Minor Change	Modifies the landscape requirements to require nonresidential uses, when located in Residential Use Districts, to follow the landscape requirements for Commercial & Mixed-Use Districts. This provides better buffering between residential and nonresidential uses and is consistent with the practice followed in the 2002 UDO.
53	Clarification or Correction	Clarifies permitted parking locations.
54	Clarification or Correction	Clarifies parking requirements, including when bike parking applies. Also corrects Note 1 which conflicted with parking maximums.
58	Clarification or Correction	Clarifies exceptions may be granted as permitted by the Engineering Design and Construction Standards and modifies section references.
59	Clarification or Correction	Clarifies that decision to collect fee in lieu may be determined by decision making body for the project.
62	Clarification or Correction	Modifies Traffic Impact Analysis section to reflect updates made with the adoption of the Traffic Study Policy.
65	Clarification or Correction	Clarifies text to reduce duplication with information found in Chapter 11.
66	Clarification or Correction	Clarifies that standards apply generally and not to specific review types. This helps prevent future inconsistencies when amendments are made.
68	Clarification or Correction	Clarifies building size ranges for implementing building design requirements.
69	Clarification or Correction	Modifies and clarify standards for balconies.
86	Clarification or Correction	Clarifies street, sidewalk, sidepath, and greenway site design requirements for all development and those specific to nonresidential development. The change also reduces duplicative standards that can lead to inconsistent implementation.
87	Clarification or Correction	Clarifies the intent of loading area location on the side of a building.
96, 97	Clarification or Correction	Relocates the allowed Waiver of Sign regulations from the "prohibited sign" section to the "applicability" section for clarity.
98	Clarification or Correction	Modifies text inconsistent with section title.
99	Minor Change	Expands the membership of the Development review Committee and clarifies DRC role in sketch plan review.
100, 101	Major Change	Clarifies Decision-Making Bodies for Development Plans involving Special Use Permits. Modifies order of table columns to align with steps in development process.

		Adds Type 7 Reviews and moves project types from Type 6 to Type 7. Type 6 Reviews will remain for Zone Map Changes which have different notice requirements than other reviews being moved into Type 7. Various Technical Corrections. Expanded notice of development applications. • Requires a neighborhood meeting for DRC Development Plan applications • Requires a neighborhood meeting for BOA Special Use Permit applications • Increases mailed notice requirement for the neighborhood meeting from 300 feet to 500 feet • Increases mailed notice requirements for the public hearing notice from 300 feet to 500 feet • Clarifies public hearing notice may follow NCGS for expanded published notice
102	Minor Change	Modifies Neighborhood Meeting requirements • Meeting can be no more than 12 weeks before application is made • Mailed notice must be sent to owner on tax record. When tax record owner address does not match parcel address, notice must be sent to parcel address. This helps ensure notice is sent to current resident. • Requires applicant to notify town prior to scheduling the meeting. • Requires in-person meetings be held in close proximity to subject property.
106	Minor Change	Review and Application Procedures for Administrator's Interpretation are missing from the section but were included in initial UDO drafts. This change provides the missing information.
107	Minor Change	Adds definition for Assembly Use, deletes duplicative term for Religious Use, and clarifies Structure.
108	Clarification or Correction	Provides for consistent term use throughout UDO.

Mr. Ryan asked the board if they had any questions.

Mr. Deshazor asked if there were any restrictions for electricity or other modifications that would allow someone to live in the structure.

Mr. Ryan stated that they would allow electricity, but would prohibit the number of primary dwellings on a property.

Mr. Hansen asked if it would prohibit someone from building two homes on their lot.

Mr. Ryan stated only one residential dwelling unit is allowed, and one accessory dwelling unit is prohibited but no two primary dwelling units on one property.

Mr. Carpico and Mr. Crandall asked about manufactured dwellings and the ability to have a manufactured dwelling as an accessory dwelling.

Mr. Ryan explained the limitations with manufactured dwellings in accordance with zoning standards.

Mr. Madoni asked where Oasis Church would fall within the Religious Use/Assembly Use criteria.

Mr. Ryan stated that Oasis Church would fall under Religious Use.

Mr. Deshazor asked that if a space were to be rented out for church use if that would require additional approval by Council.

Mr. Ryan stated that they would not require additional permits/review by Council as it is permitted by right.

Mr. Madoni asked about ordinance changes 59 and 62.

Mr. Ryan stated that it was clarifications to the original for ordinance change 59 and for number 62, Mr. Ryan stated that these were changes to the names and policies as updated with the approved Traffic Study Policy.

Mr. Hansen asked about ordinance change 31 and the fencing regulations in terms of residential projects.

Mr. Ryan explained that they are hoping to expand the requirements for infrastructure uses and not residential.

Mr. Urquhart asked who the Administrator is and if it is defined.

Mr. Ryan stated that it was the Development Services Director or designee.

Mr. Crandall asked about ordinance changes 44 and 45 and the 30-foot rule in regard to riparian buffers.

Mr. Ryan stated that these were correcting omissions made and that further information would need to be gathered by our Stormwater team.

Mr. Crandall stated that he would like ordinance change 44 be omitted and reconsidered by staff.

The board considered the implications of requesting a second motion to omit ordinance change 44.

Mr. Crandall asked if Dig Once policies make it into the UDO.

Mr. Ryan stated that these were addressed in the UDO but that these are not a part of the current amendment package.

Ms. Holder asked about ordinance change 69 for upper-level balconies and what structures these applied to.

Mr. Ryan stated that this encroachment applied to any structure.

Ms. Holder asked about ordinance change 86, 3B regarding pedestrian access and the omission of #2 concerning the impact that would have for future designs of non-residential buildings and greenways. Ms. Holder expressed concerns regarding the word "planned" not being in the verbiage.

Mr. Ryan stated that these are being folded into 3A and that they could add the words "planned" or "existing" into ordinance change 86 to provide further clarifications within the UDO.

Mr. Hansen asked about road widening and meter costs associated with road expansion and moving an existing water meter.

Mr. Ryan stated that the cost of moving the meter is typically covered in the project cost for the road expansion.

Mr. Deshazor reviewed the proposed Planning Consistency Statement and the Planning Board agreed with the following as being true:

PLAN CONSISTENCY STATEMENT:

The requested UDO Text Amendment is consistent with the Vision Holly Springs Comprehensive Plan:

The proposed Unified Development Ordinance (UDO) Text Amendments provide the Town of Holly Springs the necessary tools, policies, and development standards to implement Vision Holly Springs. Specifically, the proposed UDO Text Amendments provide technical corrections or minor modifications that further implement the character-based land use approaches outlined in the Land Use & Character Plan (Section 1), the goals and policies of Section 2: Comprehensive Transportation Plan, and the standards to implements the Town's Parks and Recreation needs identified in Section 3: Parks, Recreation and Greenways Master Plan. In addition, it is in the publics' interest to expand public notice requirements to provide additional opportunities for resident engagement and participation in the planning process.

Motion by: Rick Madoni

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (8-0)

Motion:

Motion that the Planning Board recommend approval of UDO Text Amendment #22-UDO-02 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Motion by: Rick Madoni

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (8-0)

Second Motion:

Motion that Town Council research and understand the rational for HS having 30-ft riparian buffers in the Cape Fear River Basin whereby state-wide ordinance for the Neuse River Basin is 100 ft, Jordan Lake is 50 ft, and Bass Lake is 100ft.

Motion by: Van Crandall

Second by: Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (8-0)

Agenda Item #10: Other Business

a. Committee Reports

- Land Use Advisory Committee Meeting (E. Carpico/C. Deshazor)
 - June meeting – Gas station and restaurant next to subdivision on Sunset Lake Rd and Lassiter Rd; questions about traffic and electric vehicle stations
 - July meeting – meeting on the 5th
- Tree Advisory Committee (T. Urquhart/D. Hansen)
- Housing Affordability Study Advisory Committee
- Northeast Gateway Master Plan Advisory Committee

b. Town Council Official Action Overview

c. Development Services Report

d. Other business

- a. Dress Code – to relax dress code during summer months
- b. Mr. Crandall promoted Tools for Schools

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Ernie Carpico

Second by: Joanna Holder

Action: The Planning Board voted in favor of the Motion. (8-0)

Time: 8:00 p.m.

Caitlyn Newton
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business

Title: Oakview Mixed Use Special Exception Use 22-SEU-01 and Development Plan 22-DP-03

Strategic Priority Area:

Staff Resource:

Action(s):

1. Recommend approval/denial of Waiver of Architectural Design Standards, Waiver of Tree Preservation Requirements, and Waiver of Off-Street Loading Requirements.
2. Recommend approval/denial of Special Exception Use (22-SEU-01) for a Hotel use and Oakview Mixed Use Development Plan (22-DP-03).

Explanation:

- A new Unified Development Ordinance (UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2002 or 2022) and the approval type that the Council will consider for each respective case.
 - Applicable Ordinance: 2002 UDO
 - Process: Town Council Quasi-judicial Public Hearing; Special Exception Use
- The Town has received a request for a Special Exception Use (SEU) to allow a Hotel use in the LB Local Business District.
- An integrated center with a mix of uses including retail, restaurants, and hotel is proposed within four buildings. Outdoor gathering spaces are also proposed within the development.
- The 12.37 acre site is located at the corner of Holly Springs New Hill Road and Green Oaks Parkway (11605 Holly Springs New Hill Road).
- In conjunction with the Special Exception Use the applicant is requesting Waivers of the UDO standards as follows:
 - to reduce the minimum glazing requirement from 40% to 27% on Building C (food hall).
 - to allow 2% of the 10% minimum tree preservation area to be met through reforestation.
 - to increase the allowed number of pull off loading spaces from one to three and reduce the space dimensions to 10' x 25' for one loading space.

Background:

Planning Board Meeting
August 23, 2022

- The site was rezoned from RT Research & Technology to LB Local Business on November 3, 2020.
- The Oakview Innovation Master Plan was approved on November 3, 2020.
- The site was rezoned from LB Local Business to NMX Neighborhood Mixed Use as part of the 2022 UDO update effective March 1, 2022. Per North Carolina General Statutes, the applicant is proceeding with the application under the LB zoning and the UDO effective at the time they made the application, which required a SEU for hotels in the LB district.

Funding Source(s):

Not applicable.

Attachment(s):

1. 22DP03_22SEU01_OakviewMixedUse_PBStaffRpt
2. 22DP03_22SEU01_OakviewMixedUse_Petitions
3. 22DP03_OakviewMixedUse_Plans



**Town of Holly Springs
Staff Report to the Planning Board**

**REQUEST FOR SPECIAL EXCEPTION USE AND DEVELOPMENT PLAN
OAKVIEW MIXED USE
22-SEU-01 / 22-DP-03**

APPLICANT(S):

Cara Hylton
Helix Ventures, LLC
3717 National Dr., Suite 209
Raleigh, NC 27612

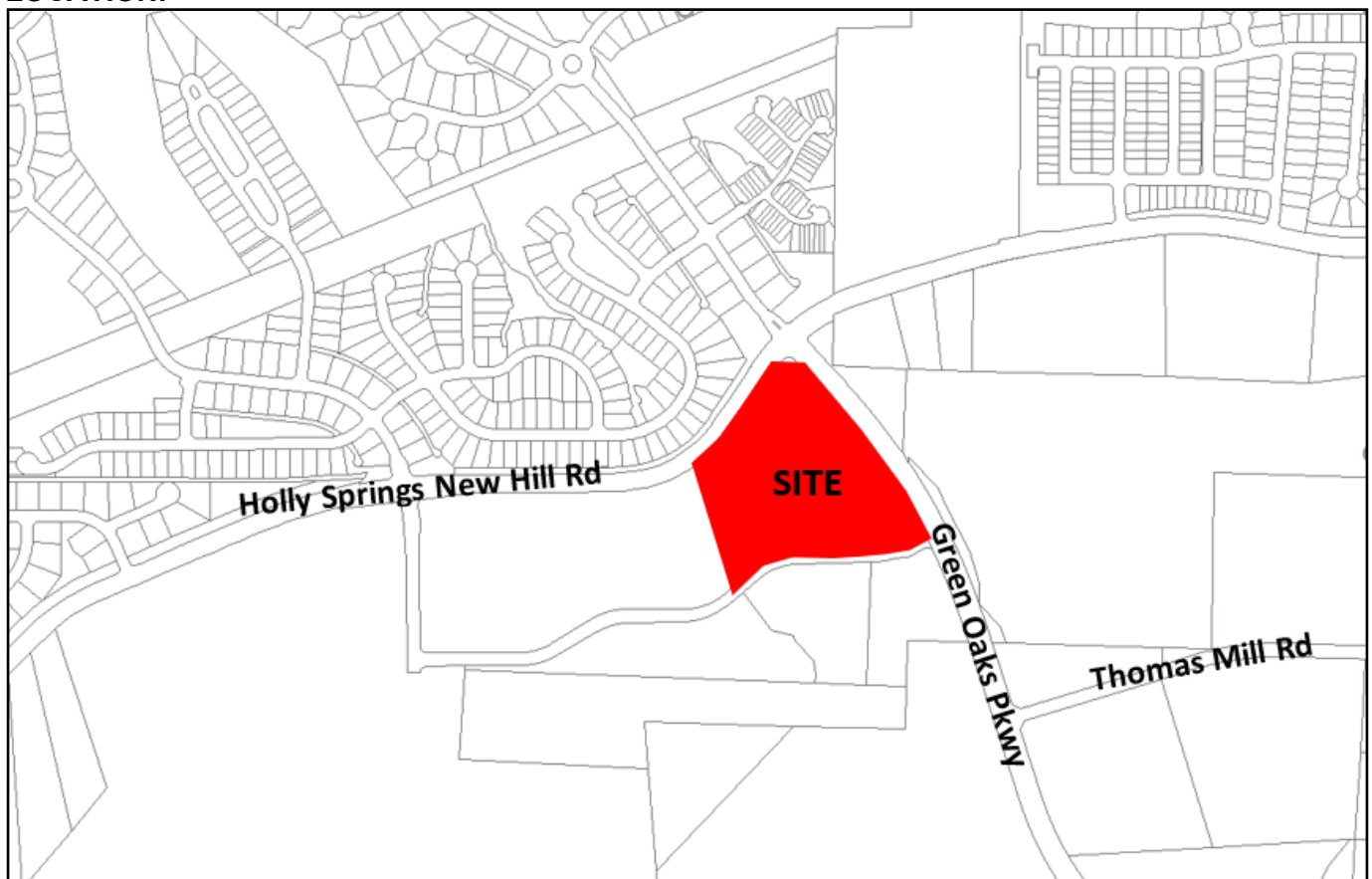
DEVELOPER(S):

Jon Keener
Trustwell Property Group
3717 National Dr., Suite 209
Raleigh, NC 27612

OWNER(S):

Helix Ventures, LLC
3717 National Dr., Suite 209
Raleigh, NC 27612

LOCATION:



☒ Within Corporate Limits of Holly Springs ☐ Within Holly Springs ETJ ☐ Annexation Pending

ANTICIPATED REVIEW SCHEDULE:

Planning Board: 8/23/22
Town Council Public Hearing & Action: 9/20/22

STAFF CONTACTS: Cheryl Caines, Senior Planner
Rachel Jones, Development Review Engineer

ATTACHMENTS:

Site Plans, Petitioner's Response to the Special Exception Use Petition Findings of Fact, Waiver Petitions and Response to Waiver Findings of Fact, Variance Petition and Variance Findings of Fact.

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Helix Ventures LLC	0639940209	NMX Neighborhood Mixed-Use	12.37 acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	NMX Neighborhood Mixed-Use	Vacant
North	PUD Planned Unit Development	Single-family Residential
South	BRT Business & Research Technology	Vacant
East	BRT Business & Research Technology and PUD Planned Unit Development	Vacant
West	BRT Business & Research Technology	Lab/Manufacturing/Warehouse

PROPERTY HISTORY

Rezoning History

Rezoning Number: 20-REZ-03
 Original Zoning: RT Research & Technology
 Proposed Zoning: LB Local Business (now NMX Neighborhood Mixed Use)
 Approved by Town Council on: 11/3/20

Subdivision History

Project Number: 20-MAS-02
 Description: Master Plan for minimum 5 lots and maximum 25 lots
 Approved by Town Council on: 11/3/20

PROJECT OVERVIEW

The Town has received a request for a Development Plan for Pod A of the Oakview Innovation Master Plan (20-MAS-02-A01) located at the intersection of Holly Springs New Hill Road and Green Oaks Parkway. The proposal is to construct a four building, integrated center on the 12.37- acre site for retail, restaurants (food hall), and a 135-room hotel. The hotel design is not proposed at this time. Elevations and any amendments for the future hotel will be reviewed under a future application. A Special Exception Use is requested for the hotel use.

The site was rezoned to LB Local Business in 2020. In March 2022 a new Unified Development Ordinance (UDO) was adopted that changed the LB zoning district to NMX Neighborhood Mixed-Use. However, this project application was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO and LB standards in place at time of application.

SPECIAL EXCEPTION USE

Request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a Hotel Use in the LB: Local Business District at the property located at 11605 Holly Springs New Hill Rd, Wake County PIN 0639940209.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

WAIVER REQUESTS

Request to allow for a Waiver of Regulations of UDO Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features to allow Alternate Compliance to reduce the 40% minimum windows and glass door requirement to 27% on Building C (Food Hall) in association with Development Plan Petition #22-DP-03.

UDO Requirements:

Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features

(ii) Windows and glass doors shall be provided on a minimum of two (2) building facades based on highest levels of pedestrian traffic and vehicular visibility as follows:

1. Ground level (first ten (10) feet measured vertically at street level) of commercial uses under twenty-five thousand (25,000) square feet of gross main floor area: forty (40) percent minimum surface area.

Waiver Findings of Fact:

1. The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;

2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Request to allow for a Waiver of Regulations of UDO Section 7.01 J.5 Minimum Tree Preservation area to allow reforestation in lieu of tree preservation (2% of the overall 10% requirement) in association with Development Plan Petition #22-DP-03.

**UDO Requirements:
Section 7.01 J.5**

5. Tree Preservation Areas Required
 - a. Minimum Tree preservation area

A portion of the total project area shall be reserved as required tree preservation area(s). The minimum area shall be established by zoning district as follows:

(2) Ten (10) percent of project area – Multifamily / Commercial / Mixed Use Districts (R-MF-8: Multifamily Residential District and R-MF-15: High Density Multifamily Residential District, LB: Local Business District, CB: Community Business District, OR: Office, Research & Development Park District, and GB: General Business District)

Waiver Findings of Fact:

1. The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or, the strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;
2. The granting of a waiver will not cause negative impacts on the environment;
3. The proposed development is consistent with the intent of the Comprehensive Plan; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

Request to allow for a Waiver of Regulations of UDO Section 7.05 Off-Street Loading Regulations to increase the allowed number of “pull-off” loading spaces from one to three and reduce the space dimensions to 10’ x 25’ for one space in association with Development Plan Petition #22-DP-03.

**UDO Requirements:
Section 7.05 B Design and Construction of Loading Areas**

1. Loading Space Dimensions – A required or excess off-street loading space shall be at least twelve (12) feet in width by at least fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet. However, a waiver may be requested in accordance with Section 7.05 G. Waiver of Off-Street Loading Regulations, if off-street loading will not involve the use of semi-tractor combinations or other vehicles in excess of twenty-five (25) feet in length. No off-street loading area may be reduced to less than ten (10) feet in width by twenty-five (25) feet in length.

Section 7.05 C Location of Off-Street Loading Spaces

- i. Office, professional services, retail or other non-industrial uses may provide one (1) required loading space per building in a "pull-off" loading area located adjacent to an interior access drive. A "pull-off" loading area shall not be subject to the prohibition against being located between

the front lot line and front facade of any portion of the building served set forth in sub-Section 3., above.

Waiver Findings of Fact:

1. The nature and location of the proposed building or structure, and;
2. The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;
3. The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;
4. The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;
5. An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.

**TOWN COUNCIL VARIANCE REQUESTS
NOT FOR PLANNING BOARD DISCUSSION OR CONSIDERATION**

1. **Request to allow for a Variance of Regulations of UDO Section 2.01 B. 7. a Development Standards, Maximum Building Height, to allow a maximum building height of 75' in association with Development Plan Petition #22-DP-03.**

UDO Requirements:

Section 3.08 B.4. a. Development Standards – Maximum Building Height

Maximum Building Height – forty-five (45) feet; provided, however, that:

- i. no portion of any building located between fifteen (15) feet and thirty (30) feet from a front lot line shall be in excess of thirty-five (35) feet; and,
- ii. the setback for that portion of any building or structure which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the building or structure above thirty-five (35) feet until the maximum height of the building or structure is allowed.

Variance Findings of Fact:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

STAFF ANALYSIS

Note: This project was submitted before the new UDO became effective on March 1, 2022 and was reviewed for compliance against the UDO In place at time of application.

Part 1: Special Exception

A Special Exception Use is a Permitted Use within a specific zoning district that may not necessarily fit in with the surrounding areas and uses and is subject to further review. Applicants requesting a Special Exception Use, must be able to demonstrate that all required Findings of Fact are being met. The Town Council through the public hearing and sworn testimony must be able to make findings that these facts will be met and/or adhered to as part of the motion. If the Town Council determines that a Fact cannot be met or adhered to, then the Special Exception should be denied.

The applicant has requested a Special Exception Use for a Hotel use in the LB: Local Business District.

Part 2: Development Plan

Any Development Plan that is submitted along with a Special Exception Use is required to be reviewed by the Planning Board for recommendation to the Town Council and then ultimately acted upon by the Town Council after determination if the proposed Special Exception Use of the land is approved.

The proposal is to construct a four building, integrated center on the 12.37- acre site. Buildings A & B are retail use buildings (18,760 square feet each). Building C is a food hall/restaurant use (12,704 square feet). Building D is a hotel (135 sleeping units). The hotel design is not proposed at this time. Elevations and any amendments for the future hotel will be reviewed under a future application.

PLANNING & ZONING

Land Use & Character

The Land Use & Character Plan designates these properties as Neighborhood Center.

Neighborhood Center

A Mixed-Use Center offers the opportunity to provide goods and services to surrounding neighborhoods in low-intensity, unobtrusive development that are compatible with nearby residential development. These centers transition between residential and nonresidential uses and include safe and convenient pedestrian and bicycle access. A variety of shared public open spaces throughout provide a walkable, activated environment. This Character Area is primarily commercial but may include upper story residential. Parking is located in the rear of buildings and surface parking lots are shared.

PART 1: SPECIAL EXCEPTION USE

The site is located at the intersection of Holly Springs New Hill Road and Green Oaks Parkway. Many employment uses exist and are currently being constructed in the vicinity including Seqirus, Fujifilm Diosynth Biotechnologies, and The Yield 2.0 (aka Green Oaks Tech Center). A hotel would provide convenient accommodations for visitors to these businesses. Retail and restaurant uses are proposed for this development and are also located nearby in Holly Springs Towne Center.

PART 2: DEVELOPMENT PLAN

Development Standards

Minimum and Maximum Yards/Interior Yards:

Maximum per Master Plan:

Thoroughfare Yard: 30 ft.

Collector Street Yard Minimum: 30 ft.

Minimum Side Yard: 10 ft.

Proposed:

Holly Springs New Hill Rd. – 30 ft.

Green Oaks Pkwy. – 30 ft.

Helix Place (interior collector street) – 30 ft.

Side: 10 ft.

Building Height:

Maximum: forty-five (45) feet; provided, however, that:

- i. no portion of any building located between fifteen (15) feet and thirty (30) feet from a front lot line shall be in excess of thirty-five (35) feet; and,
- ii. the setback for that portion of any building or structure which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the building or structure above thirty-five (35) feet until the maximum height of the building or structure is allowed.

Minimum: 25 feet

Proposed:

Buildings A, B & C: 30 feet

Building D: 75 feet (variance requested)

Gross Floor Area:

Maximum 100,000 sq. ft. gross main floor area for any non-Office/Professional Service per Oakview Innovation Master Plan Development Agreement

Proposed: 66,224 sq. ft.

Parking & Loading:

Parking Required:

Integrated Center: 4 spaces per 1,000 square feet + 2 bike racks

Hotel: 1 space for each sleeping unit

Total Required: 348 spaces + 2 bike racks

Provided Parking: 360 spaces + 2 bike racks at each building

Loading Required: 3 off-street loading spaces

Loading Provided: 3 pull-off spaces; waiver requested to reduce the size of hotel loading space

Open Space:

Minimum Open Space Required: 0.5% of the project area or 2,178 square feet

Open Space Provided: 2.950 square feet

Outdoor Operations: Outdoor seating is provided adjacent to Buildings A, B, and C. An outdoor pool is proposed with the hotel. An outdoor stage is proposed within one of the open space areas.

Landscape Requirements:

Perimeter Yard/Bufferyard

Minimum Required:

Adjacent to Thoroughfare: Maximum 30 ft, Type A-50 per Master Plan

Adjacent to Collector: 30 ft, Type B-75 per Master Plan

Adjacent to Nonresidential: 10 ft, Type A-20

Provided:

Adjacent to Thoroughfare (Holly Springs New Hill Rd.: 30 ft, Type A-50

Plants include Willow Oak, Nuttall Oak, Cherokee Princess Dogwood,

Autumn Brilliance Serviceberry, Okame Flowering Cherry, and River Birch

Adjacent to Collector (Helix Pl.): 30 ft, Type B-75

Plants include Princeton American Elm, Obsession Nandina, Nellie

Stevens Holly, and Kay Parris Southern Magnolia.

Adjacent to Nonresidential: 10 ft, Type A-20, existing vegetation

Foundation:

Foundation landscaping has been provided including Nuttall Oak, Autumn Gold Maidenhair Tree, Bosque Lacebark Elm, Canyon Creek Glossy Abelia, Virginia Sweetspire, and Mrs. Schillers Delight Walter's Viburnum.

Interior Parking Lot

Required: 36 landscape islands containing 1 tree and 4 shrubs

Provided: 36 landscape islands containing 1 tree and 4 shrubs including

Parking Area Screening

Parking area screening will be provided along all parking spaces between the front building line and front lot line.

Tree Preservation

Required: 10% of the site or 1.2 acres

Provided: 8.5% or 1.03 acres plus 2% or .024 acre in reforestation area (waiver requested to allow reforestation area in lieu of tree preservation)

General Regulations

Trash Containers:

Trash enclosures are provided for trash collection areas.

Architectural and Site Design Requirements

Building Materials, Colors, Textures, Architecture, Roof Treatment, and Façade Modulation:

Individual building elevation and site design requirements are required to meet UDO Section 3.08, Architectural and Site Design Requirements and per the Master Plan.

Building Materials

A minimum of 60% of the primary building façade must be constructed using a masonry material, such as brick or stone. The Master Plan Design Guidelines require that when two or more materials are used on any building façade, the heavier material shall be placed below the lighter material (e.g. siding over brick) to give the sense of support and grounding.

Colors

A variety of gray and beige tones are used throughout the various building materials for each building.

Architecture

A more modern style with angled roof elements is proposed to differentiate the buildings on this parcel from the Oakview Innovation business park buildings. Compatible colors and materials are proposed.

Roof Treatment

Parapet walls must match the perimeter wall below. In locations where a higher parapet wall turns back onto the roof, the turn back must be of sufficient distance to appear as an architectural element and be treated similar to the façade when visible.

Animating Features

UDO Section 3.08 stipulates that building bays are to be established a maximum of 30-feet in width with a 4-inch change in depth. Building bays meet this requirement.

Glazing (windows and glass doors) and Human Scale features are provided, including a brick veneer water table, lighting scones, and aluminum canopies above entry doors. Alternate compliance for Building C (food hall) is proposed to reduce the minimum glazing from 40% to 27%.

Master Sign Plan:

A master sign plan has not been submitted for this project. A Master Sign Plan can be submitted in the future if desired by the applicant.

Lighting:

A lighting plan is provided showing light levels that meet the requirements. The proposed light fixture is shown in the associated master plan. The proposed lighting style is LED with black pole and fixture.

Fencing: Decorative fencing is proposed along the top of retaining walls.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

A connection to the public sidewalk system will be required for each building.

CIVIL IMPROVEMENTS

Water Service:

With this development, potable water service will be provided through a tap to the existing 12-inch watermain along the “internal street” that was constructed as part of the Oakview Master Plan infrastructure. The developer will extend watermain into the site to serve the buildings. A hydraulic water model and fire flow analysis report was completed as part of this project.

Sewer Service:

With this development, sanitary sewer service will be provided through connection to the existing outfall constructed as part of the Oakview Master Plan infrastructure, and discharges to the Business Park Pump Station. The developer will extend sewer main into the site to serve the buildings. A sanitary sewer evaluation report was completed as part of this project.

Transportation

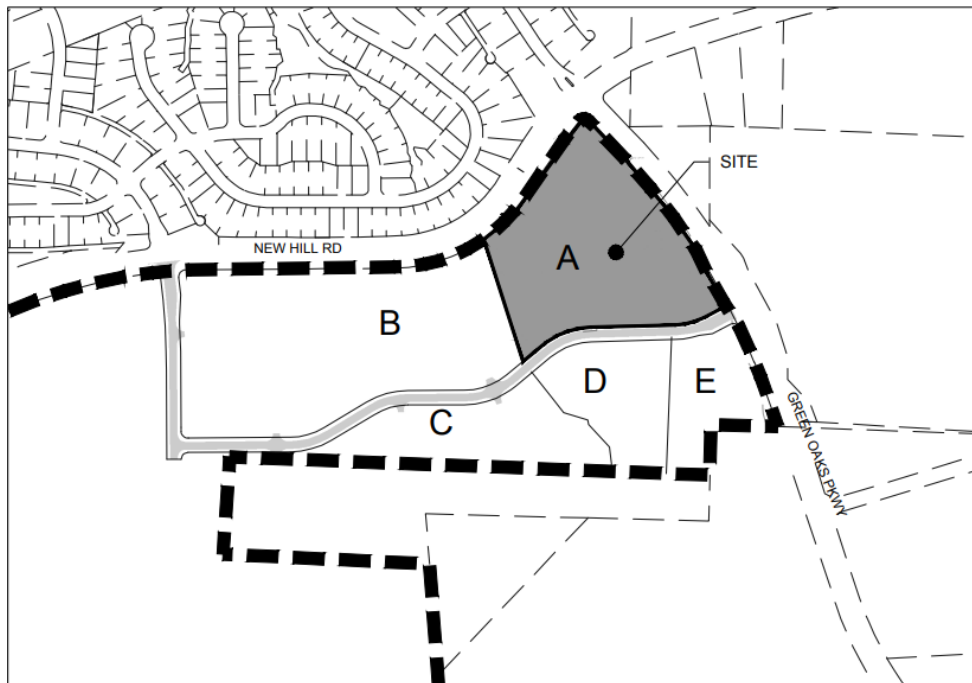
Road Widening:

Thoroughfare widening along Holly Springs New Hill Rd. and Green Oaks Parkway are being completed as part of the Oakview Innovation Master Plan development. In addition, the internal streets that will serve this development will be constructed as part of the Oakview Innovation Master Plan development infrastructure project.

Traffic Study:

A Traffic Impact Analysis (TIA) was completed as part of the Oakview Innovation Master Plan. The TIA was updated with this development plan. The following improvements were recommended in the Updated TIA.

- Fee-in-lieu of future traffic signal at intersection of Site Dr. #1/Holly Springs New Hill Rd./Ancient Oaks Dr. in the amount of \$20,700
- Fee-in-lieu proportionate to project impact for future realignment/improvements at the intersection of Holly Springs New Hill Rd./Old Holly Springs Apex Rd. in the amount of \$50,000
- Fee-in-lieu proportionate to project impact for improvements along NC-55 in the amount of \$80,000.
- Site Drive #2: Full access with Left turn lane and right turn lane
- Site Drive #4: Restricted access (right-in-right-out) with right turn lane



Stormwater & Environmental

Storm Water: This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.

Environmental Buffers: This project is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

PLANNING BOARD RECOMMENDATION

ACTION #1: WAIVER OF REGULATIONS OF UDO

Motion that the Planning Board recommend the Town Council approve / deny the following waivers:

- UDO Section 3.08 A.1.c.(2)(c)(ii).1 Animating Features for Oakview Mixed Use, to allow Alternate Compliance to reduce the 40% minimum windows and glass door requirement to 27% on Building C as submitted by Helix Ventures LLC, Project Number 48803, dated 6/17/22.
- UDO Section 7.01 J.5 Minimum Tree Preservation for Oakview Mixed Use, to allow reforestation in lieu of tree preservation (2% of the overall 10% requirement) as submitted by Helix Ventures LLC, Project Number 48803, dated 6/17/22.
- UDO Section 7.05 Off-Street Loading Regulations to increase the allowed number of “pull-off” loading spaces from one to three and reduce the space dimensions to 10’ x 25’ for one space.

ACTION #2: SPECIAL EXCEPTION USE & DEVELOPMENT PLAN

Motion that the Planning Board recommend the Town Council approve / deny Special Exception Use #22-SEU-01 as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a hotel use in the LB: Local Business and Development Plan #22-DP-03 for Oakview Mixed Use for the property located at 11605 Holly Springs New Hill Rd., Wake County PIN 0639940209 as submitted by Helix Ventures with the following conditions:

Special Exception Use:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 22-SEU-01.

Development Plan:

1. All previous conditions of approval for Oakview Innovation Master Plan apply to this Development Plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town’s current annual budget.
2. This Development Plan shall adhere to the parameters previously approved with the Oakview Innovation Master Plan Developer Agreement.
3. Continue to coordinate with the Town and NCDOT on improvements at the intersection of Green Oaks Parkway/New Hill Rd. and determine the magnitude of relocation of the existing signal pose and traffic signal timing modifications required.
4. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party.
5. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
6. This project will be required to meet Town’s NPDES Phase II Post Construction Stormwater ordinance.
7. Prior to Construction Drawing Approval, the following items must be addressed:
 - a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
 - b. Submit a detailed reforestation plan showing at a minimum the general location, species, and size of each plant to be planted.

- c. A detailed hydraulic report will be required for the reclaimed water main extension proposed. This report is required to be finalized prior to Construction drawing approval.
 - d. The future traffic signal at the intersection of Ancient Oaks Dr./Holly Springs New Hill Rd./Site Drive #1 is not yet warranted according to the Signal Warrant Analysis submitted and reviewed with this plan. This development is responsible for a proportionate fee-in-lieu of design and construction of the future traffic signal in the amount of \$20,700 at the time of Construction Drawing Approval.
 - e. Holly Springs New Hill Road/Old Holly Springs Apex Road: A fee-in-lieu proportionate to project impact in the amount of \$50,000 is required for improvements at this intersection and due at the time of Construction Drawing Approval.
 - f. NC 55 intersections: A proportionate fee-in-lieu in the amount of \$80,000 is required for construction of the future NC-55 improvements, and due at the time of Construction Drawing Approval.
 - g. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
 - h. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
 - i. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - j. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - k. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
 - l. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
- 8. Prior to the submittal of any UDO Permit for Sign Installation for permanent signage, a Master Sign Plan must be submitted for review and approval, if requested.
 - 9. Prior to Building Permit Submittal for Building D (hotel) the applicant shall submit and obtain approval for a Major Development Plan Amendment that includes elevations for Building D. The architectural elevations shall have complimentary façade designs through the use of cohesive materials and architectural elements.
 - 10. Finalize the minor comments from TIA review for Planning Board.

DEVELOPMENT PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
<http://www.hollyspringsnc.us/planning>



Petition Type:

☐ Master Plan

- ☐ New Detailed ☐ New Schematic
☐ Major Amendment ☐ Minor Amendment*

☐ Preliminary Plan- Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ Development Plan (check all that apply)

- ☒ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☒ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: Oakview-Mixed Use

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision 20-MAS-02-A01 Shopping Center/Lot# _____Project Location: New Hill Holly Springs Rd and Green Oaks Parkway

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation

PIN: Pod A (20-MAS-02-A01) Real Estate ID: _____Project Acreage (rounded to nearest tenth): 12.37= 12.40 acres Partial Parcel: ☐ No ☐ Yes (additional fee)Current Zoning: LB Proposed Use (see UDO Primary Use List): Mixed Use/RetailOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet

Scoping Meeting Date: _____ Concept Meeting Date: 07.15.2021

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other _____

Name Cara Hylton Company Helix Ventures, LLCMailing Address 3717 National Drive, Suite 209City Raleigh State NC Zip 27612Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name Chris Glass Company Timmons GroupMailing Address 5410 Trinity Road, Suite 102City Raleigh State NC Zip 27607Telephone # (919) 866-4510 E-Mail chris.glass@timmons.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Jon Keener Company Trustwell Property Group
Mailing Address 3717 National Drive, Suite 209
City Raleigh State NC Zip 27612
Telephone # (919) 371-6208 E-Mail jon@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Architect

Name Trenton Baker Company HagerSmith
Mailing Address 300 S Dawson St
City Raleigh State NC Zip 27601
Telephone # (919) 821-5547 E-Mail TBaker@hagersmith.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Chris Glass Company Timmons Group
Mailing Address 5410 Trinity Road, Suite 102
City Raleigh State NC Zip 27607
Telephone # (919) 866-4510 E-Mail chris.glass@timmons.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Other: _____ (any other contact that should receive comments and correspondence for this project)

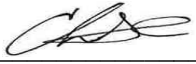
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # (_____) Alternate Telephone # (_____)
Fax # (_____) E-Mail _____
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name Cara Hylton Company Helix Ventures, LLC
Mailing Address 3717 National Drive, Suite 209
City Raleigh State _____ Zip _____
Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Certificate of Submittal Completion

I, Chris Glass, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 02/18/2022

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: Oakview Mixed-Use Development

Special Exception Use:

UDO Section No.: Section 3.09.B.1

Special Exception Use: Hotel Land Use

Specific Special Exception Use Request:

Allow Hotel Use within LB zoning

For DPZ Use only

Project # _____

Date Received:

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

Allowing a Hotel Use will not negatively impact the public health, safety, comfort, community moral standards, convenience or general welfare in anyway.

(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

The proposed use will not injure or adversely affect the adjacent area or property value, it will in fact support and positively impact the surrounding developments by providing a much needed use.

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The proposed use will enhance the character of the district and the town's comprehensive plan by providing a use that is needed by the community but in very limited supply in Holly Springs and provide it in an appropriate district.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

The proposed use will conform to all development standards.

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

The proposed use will provide sufficient sizes for driveways and ensure safety of the pedestrians.

- (6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:**

The proposed use will provide and conform to all statements list above.

- (7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:**

The proposed use will provide the necessary needs list above.

- (8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:**

The proposed use the appropriate services to handle the proposed use.

- (9) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:**

The proposed use the appropriate landscape requirements to enhance and harmonize with its surrounding properties.

- (10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:**

The proposed use will consider hours of operations and number of people and will not negatively impact the adjoining properties.

Certificate of Completion

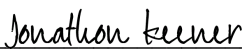
I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____



Date: 2/18/2022

Signature of Owner: _____

DocuSigned by:

3E10ED6E76DC480...

Date: 2/18/2022

TOWN OF HOLLY SPRINGS

DPM Appendix #A.16

March 2022

VARIANCE OF DEVELOPMENT STANDARDS PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:

www.hollyspringsnc.us/2170/Development-Services



Variance Request (please be specific)

UDO Section No.: 3.02

Section Title: LB-Local Business District

Specific Variance Request: increase building height to 75' for the
hotel use (building D); match the
adjacent parcel zoned RT

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ BOA

☐ Town Council

Project Information

Project Name Oakview-Mixed Use

If this project is part of a previously approved plan, please specify:

PUD/Master Plan/Subdivision 20-MAS-02-A01 Shopping Center/Lot # _____

Project Location New Hill Holly Springs Rd and Green Oaks Parkway

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation

PIN Pod A (20-MAS-02-A01) Real Estate ID _____

Project Acreage 12.40 acres Current Zoning LB

Sketch Plan Review (Pre-Submittal) Meeting Date: 07.15.2021

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer ☐ Other: _____

Name Chris Glass Company Timmons Group

Mailing Address 5410 Trinity Rd. Suite 102

City Raleigh State NC Zip 27607

Telephone # (919) 866-4510 E-Mail chris.glass@timmons.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name Jon Keener Company Trustwell Property Group

Mailing Address 3717 National Drive, Suite 209

City Raleigh State NC Zip 27612

Telephone # (919) 371-6208 E-Mail jon@trustwellgroup.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Property Owner

Name Cara Hylton Company Helix Ventures, LLC

Mailing Address 3717 National Drive, Suite 209

City Raleigh State NC Zip 27612

Telephone # (919) 371-6208 E-Mail cara@trustwellgroup.com

How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail

How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

VARIANCE OF DEVELOPMENT STANDARDS FINDINGS OF FACT

You must respond to all findings; please type or print legibly in blue or black ink.

Project Information

Project Name: Oakview Mixed Use



Findings of Fact

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

LB restricts building height limiting the potential for creating a
hotel use. The height limitation prevents the development of a
hotel of a size that would provide a distinct community benefit
to this area.

- (2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

The zoning surrounding this parcel and former zoning for the parcel is all RT which allows for a 75' maximum
height. This is the maximum height we are asking be restored for just this building which is setback more than
55' from the Public ROW (85'+). Topography of the site also puts the base of the building below the level of
the ROW such that it will appear lower than the requested 75'. Additionally, the proposed landscape buffer
provided at the ROW will further screen the building from view.

- (3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

The variance to the height restriction of the hotel is not regarded as a self-created
hardship.

- (4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

The public safety and spirit of the ordinance is met, providing a very similar condition as
the adjacent property, zoned RT. Building placement and landscape buffer meets the UDO
requirements and intent while further reducing the appearance of the building to the
surrounding properties so as to maintain the character of the area in accordance with the
comprehensive plan.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: _____

DocuSigned by:

Jonathan Keener

3E10ED6E76DC480...

Date: 05/20/2022

Signature of Owner: _____

Date: 5/20/2022

WAIVER/ALTERNATE COMPLIANCE PETITION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: www.hollyspringsnc.us/planning

Waiver/Alternate Compliance Type (check one)

- ☐ UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- ☐ UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- ☐ UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- ☐ UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- ☐ UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- ☐ UDO Section 3.03- Alternate Compliance with Development Standards in TV
- ☒ UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- ☐ UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- ☐ UDO Section 7.01- Alternate Landscape Plan Approval
- ☐ UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- ☐ UDO Section 7.03- Waiver of Sign Regulations
- ☐ UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- ☐ UDO Section 7.04- Waiver of Off-Street Parking Regulations
- ☐ UDO Section 7.05- Waiver of Off-Street Loading Regulations
- ☐ UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- ☐ UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- ☐ UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- ☐ DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final**Project Information**

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: OAKVIEW MIXED-USE DEVELOPMENT Associated Project Number: 22-DP-03/22-SEU-01**Waiver/Alternate Compliance Request**

Specific Request: (provide additional sheets if necessary)

WE REQUEST AN ALTERNATE METHOD OF COMPLIANCE FOR THE TRANSPARENCY REQUIREMENT FOR THE FOOD HALL. THE PROPOSED INTERNAL USE LIMITS OUR ABILITY TO PROVIDE WINDOWS ON SOME FACADES.

Contact Information**Waiver/Alternate Compliance Contact**Name TRENT BAKER Company HAGERSMITH DESIGN, PA.Mailing Address 300 S. DAWSON ST.City RALEIGH State NC Zip 27601Telephone # (919) 821-5547 E-Mail TBAKER@HAGERSMITH.COMHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

TOWN OF HOLLY SPRINGS
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL
AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT
FINDINGS OF FACT

DPM Appendix #A.06
Supplement #15
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

THE USE OF THIS BUILDING WILL BE A FOOD HALL.
THE PROPOSED INTERIOR SHOWS KITCHEN SPACES ALONG MOST OF THE
EXTERIOR WALLS ON THE EAST & WEST SIDES. IN ORDER TO COMBAT THIS, EXTENSIVE AMOUNTS OF GLAZING
HAVE BEEN ADDED TO THE CENTER (RAISED) BAY ON ALL SIDES, WHERE THE PATRONS WILL BE DINING.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

THE RETAIL & FOOD HALL USES WILL ENHANCE THE CURRENT LOCATION BY PROVIDING MORE SPACES FOR
THE PEOPLE OF HOLLY SPRINGS TO GATHER AND COMMUNE WITH ONE ANOTHER.

- (3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

THIS DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN PRIMARILY BECAUSE THIS IS CREATING A
MEETING PLACE WITHIN THE VILLAGE OF HOLLY SPRINGS AND IT WILL ENHANCE THE ADJACENT RESIDENTIAL
AREAS BY PROVIDING A DIFFERENT, BOUTIQUE STYLE, RETAIL & DINING EXPERIENCE UNLIKE OTHERS IN THE
AREA.

- (4) **The proposed development is consistent with the intent and purpose of this UDO.**

ALTHOUGH THE TRANSPARENCY ALONG THE FACADE OF THE FOOD HALL DOES NOT MEET THE
REQUIRED PERCENTAGES, THE CENTER DINING AREA HAS GLASS ON ALL SIDES DUE TO LARGE EXPANSES OF
GLASS ON THE NORTH & SOUTH, AND CLERESTORY WINDOWS ON THE EAST & WEST. IF YOU NOTICE ON THE
INTERIOR REFERENCE PLAN, ANY AREAS THAT THE PUBLIC IS ALLOWED TO ACCESS, NATURAL WILL FLOOD THESE
LOCATIONS.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: 

Date: 5/19/22

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

Findings of Fact

- (1) **The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,**

The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;

In addition to protecting existing trees along the eastern and western property lines, this project proposes to reforest an area of the site to help achieve the required tree preservation area. A portion of the existing mature trees in the southeast corner that were initially identified as potential tree preservation were cleared during the construction of road improvements. Also, the required building setbacks (max 30') along Holly Springs New Hill Rd. do not allow for tree preservation in that area. The final plan will exceed required tree preservation through the combination of reforestation and tree preservation.

- (2) **The granting of a waiver will not cause negative impacts on the environment;**

The majority of existing trees on site are young growth pines and hardwoods that developed naturally after the harvesting/clearing of mature trees over the last two decades (see attached images). Existing trees in the natural resource areas (wetlands) are being retained and protected. Therefore, we do not believe our approach will cause a negative impact on the environment.

- (3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

The proposed development is consistent with the intent of the Comprehensive Plan.

- (4) **The proposed development is consistent with the intent and purpose of this UDO.**

The proposed development is consistent with the intent of the UDO by protecting sensitive natural areas, preserving existing trees to the greatest extent possible, and providing additional trees to make up any gaps in tree preservation requirements. All other landscape requirements will be met with this plan.

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: Jonathan Blasco Jonathan Blasco, PLA/ASLA

Date: 5/18/2022

Oakview Mixed-Use - 2021

PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDISC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD

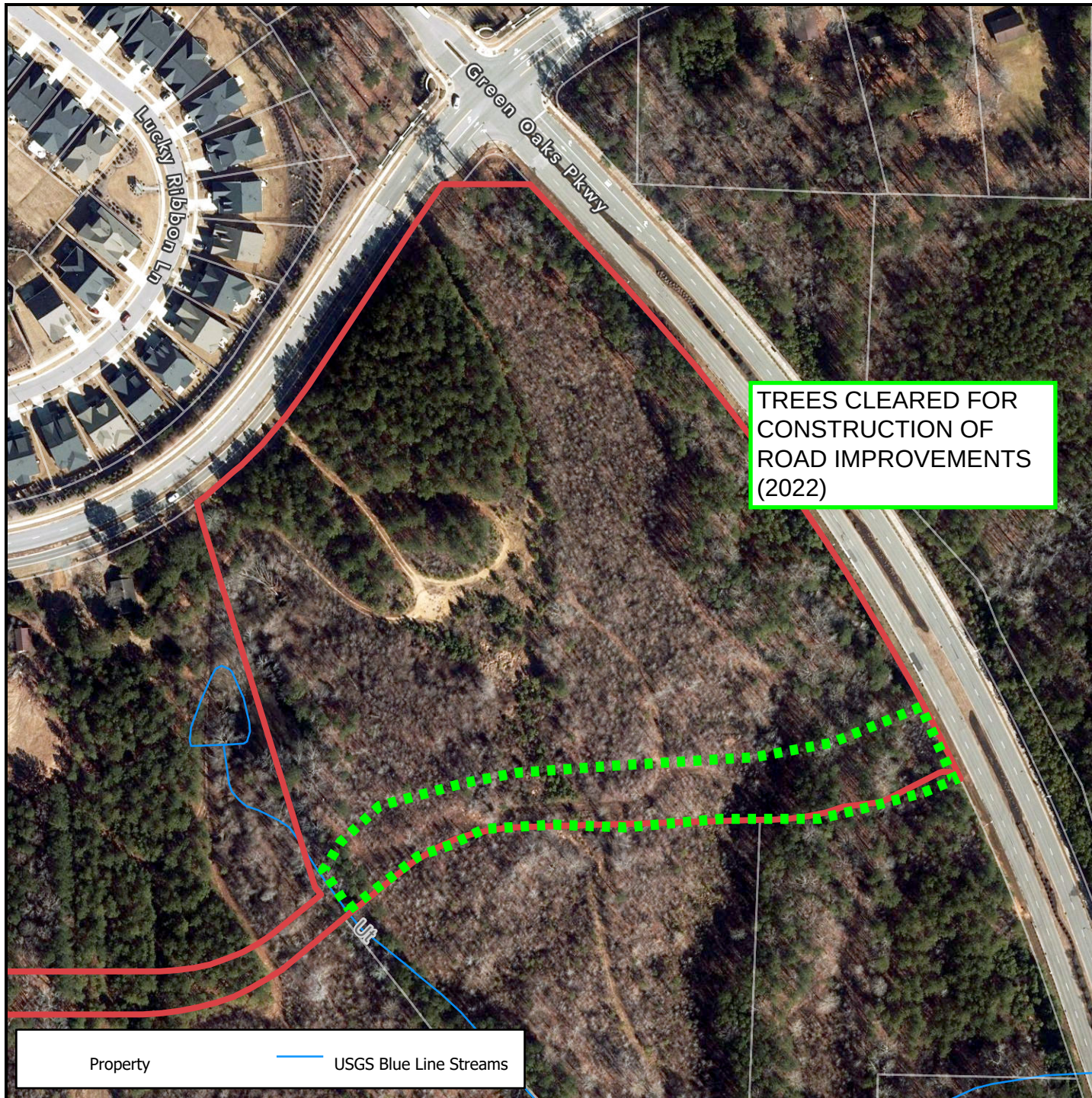
TREES CLEARED FOR
CONSTRUCTION OF
ROAD IMPROVEMENTS
(2022)



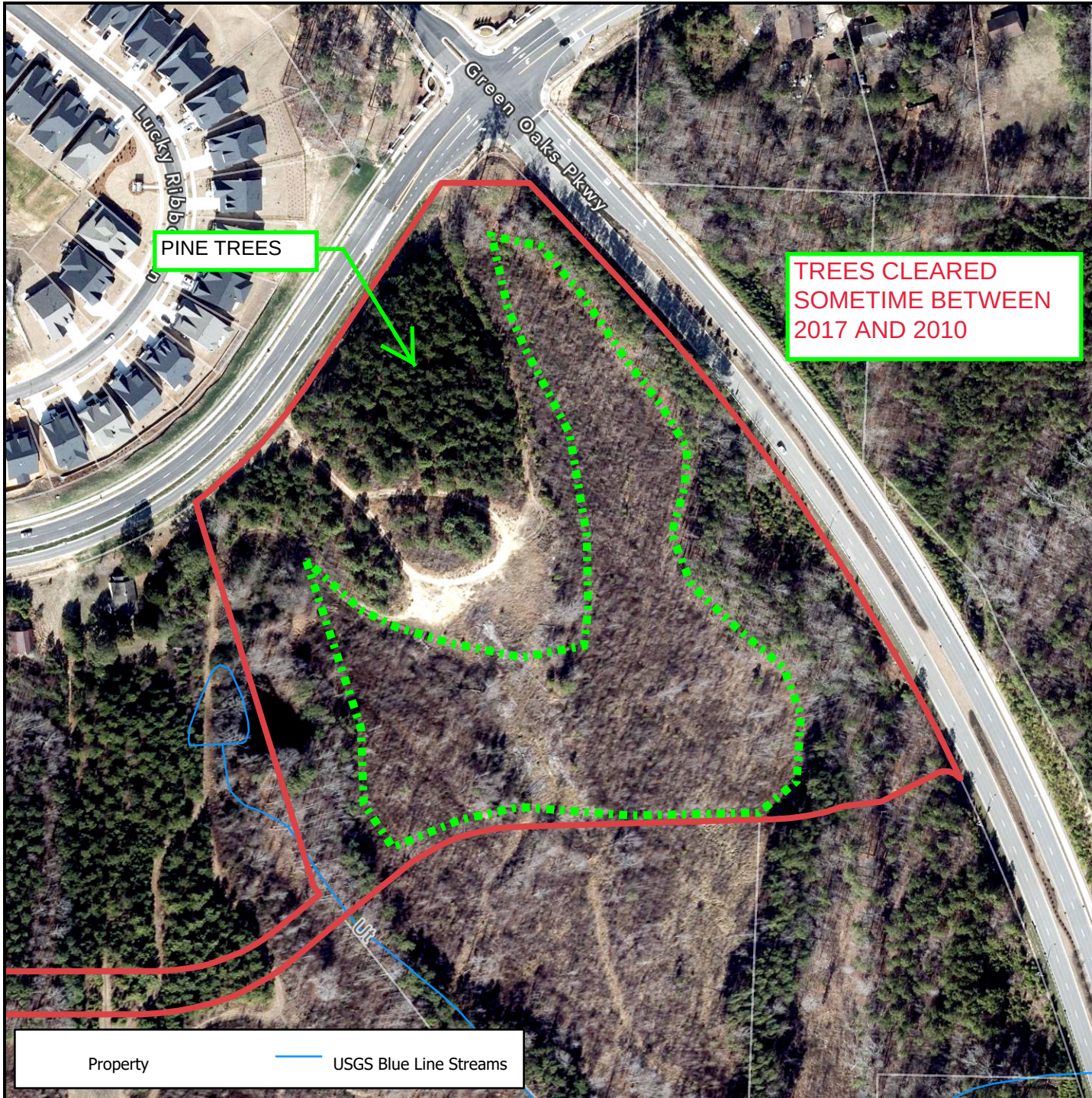
0 100 200 400 ft
 1 inch equals 200 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



Oakview Mixed-Use - 2017



PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDISC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD

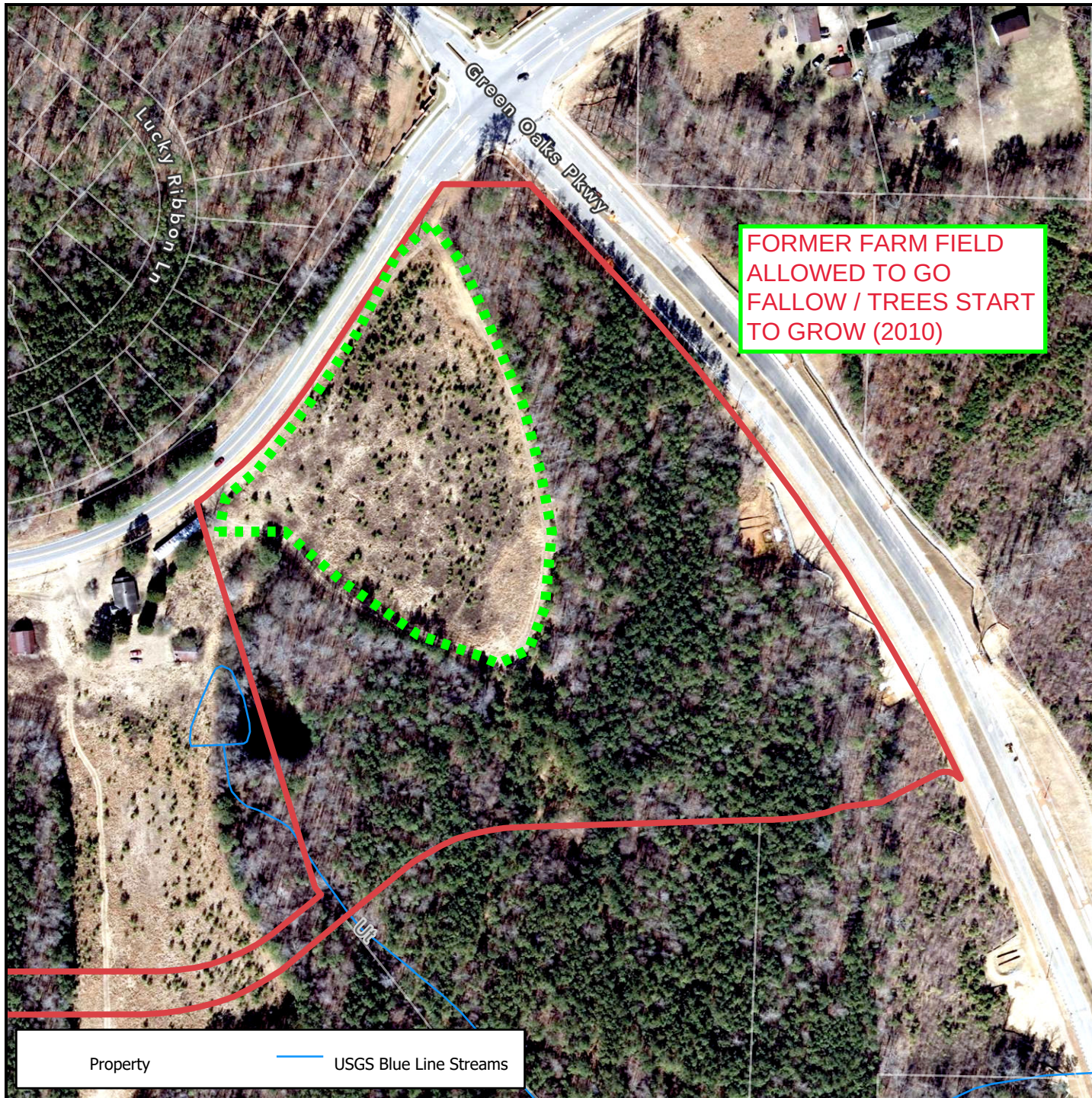


0 100 200 400 ft
 1 inch equals 200 feet

Disclaimer

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Oakview Mixed-Use - 2010



PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDISC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD



0 100 200 400 ft
 1 inch equals 200 feet

Disclaimer

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Oakview Mixed-Use - 2005

PARCEL_PK: 521378
 REID: 0489783
 PIN_NUM: 0639940209
 PIN_EXT: 000
 LAND_VAL: 2441174
 TOTAL_VALUE_ASSD: 2441174
 DEED_ACRES: 16.88
 CITY: HOL
 CITY_DECODE: HOLLY SPRINGS
 PLANNING_JURISDICTION: HS
 TOWNSHIP: 06
 TOWNSHIP_DECODE: Holly Springs
 OWNER: HÉLIX VENTURES LLC
 ADDR1: 3717 NATIONAL DR STE 207
 ADDR2: RALEIGH NC 27612-4877
 DEED_BOOK: 017498
 DEED_PAGE: 02164
 DEED_DATE: 7/8/2019
 LAND_CODE: V
 LAND_CLASS: VAC
 LAND_CLASS_DECODE: Vacant
 OWNERSHIP: 1020
 ACTIVITY: 9000
 FUNCTION: 9900
 STRUCTURE: 9000
 SITE: 1000
 TOTSTRUCTS: 1
 MAP_NAME: 0639 04
 BILLCLASS: 1
 BILLING_CLASS_DECODE: Business
 PROPDISC: LO3 MINOR TRUSTWELL
 GROUP BM2021 -02115
 STNAME: HOLLY SPRINGS NEW HILL
 STYPE: RD

PORTION OF SITE
 WAS FARMED
 THROUGH 2005



0 100 200 400 ft
 1 inch equals 200 feet

Property

USGS Blue Line Streams

Disclaimer

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UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS

FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

Findings of Fact

- (1) **The nature and location of the proposed building or structure, and;**
The proposed building and use for Building D is local business.

The development is located within the Oakview Innovation Park southeast of the intersection of Green Oaks Parkway and Holly Springs New Hill Road

For DPZ Use only

Project # _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

- (2) **The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed building or structure at one time, and;**
There are a total of 3 loading docks for the proposed building A,B,C,D.The pull off loading area will be for delivering materials to retail stores, food hall, and hotel.

The majority of shipments are anticipated to be after hours and during the day and occurs throughout the week for food hall, retail, and hotel.

- (3) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;**

Since the majority of deliveries will be smaller delivery vehicle and pull offs from vehicular traffic and crosswalks for pedestrian around the site there will be no impact on the public safety, nor the safety of patrons that are using the facility. Emergency vehicle access will not be impeded.

- (4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan, and;**

The loading area is proposed on the primary frontage as defined in the UDO however the facility fronts two streets. We are proposing the load area (pull off)front of the building face Holly Springs New Hill Road (the gateway corridor). We feel as this frontage is more appropriate to allow materials and supply to be as shown creating less conflict with other parked vehicles; help hide the 30' landscape buffers will be provided screening for the loading area. UDO states only one pull off, because of the function of the building make sense to have multiple pull offs. All deliveries are through the front door of buildings

- (5) **An area for future off-street loading area is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended development plan is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

The off-street loading area will be provided along the primary frontage.

Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: _____ Date: 05.20.2022

DEVELOPMENT PLAN : OAKVIEW MIXED-USE DEVELOPMENT

HOLLY SPRINGS, NORTH CAROLINA 27540

DEVELOPMENT SERVICES PLAN PROJECT NUMBER:

22-DP-03 / PLDP202200061

UTILITY / MUNICIPALITY CONTACTS:

- A. TOWN OF HOLLY SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
128 SOUTH MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 557-2903
CONTACT: SEAN RYAN

B. BURIED CABLE LOCATION
NC 811

C. DUKE ENERGY
(866) 582-6345

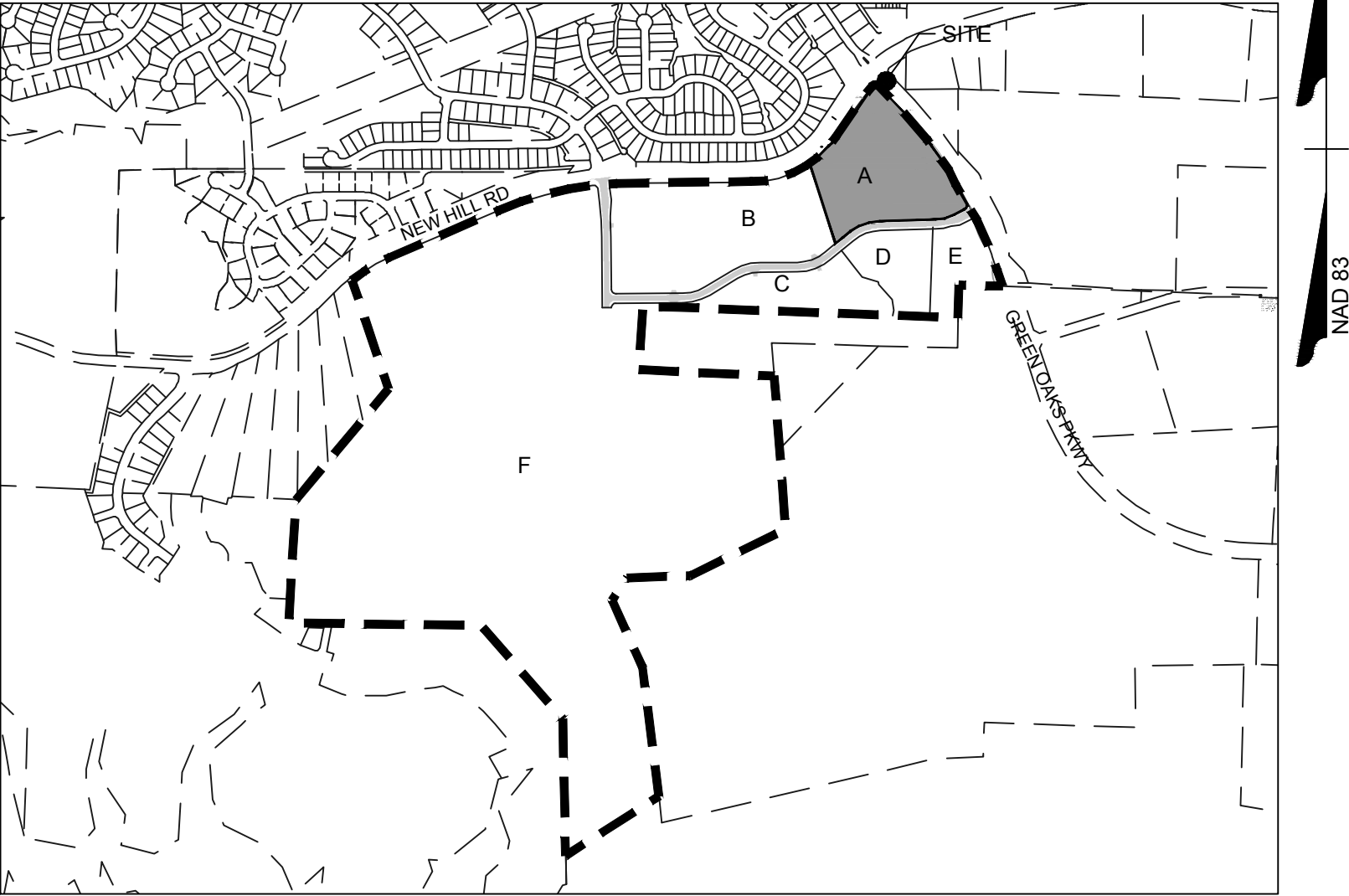
CONSULTANT CONTACTS:

- OWNER: HELIX VENTURES LLC
CONTACT: CARA HYLTON
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

DEVELOPER/APPLICANT
TRUSTWELL PROPERTY GROUP
CONTACT: JON KEENER
3717 NATIONAL DRIVE, SUITE 209
RALEIGH, NC 27612
PHONE: 919-371-6208

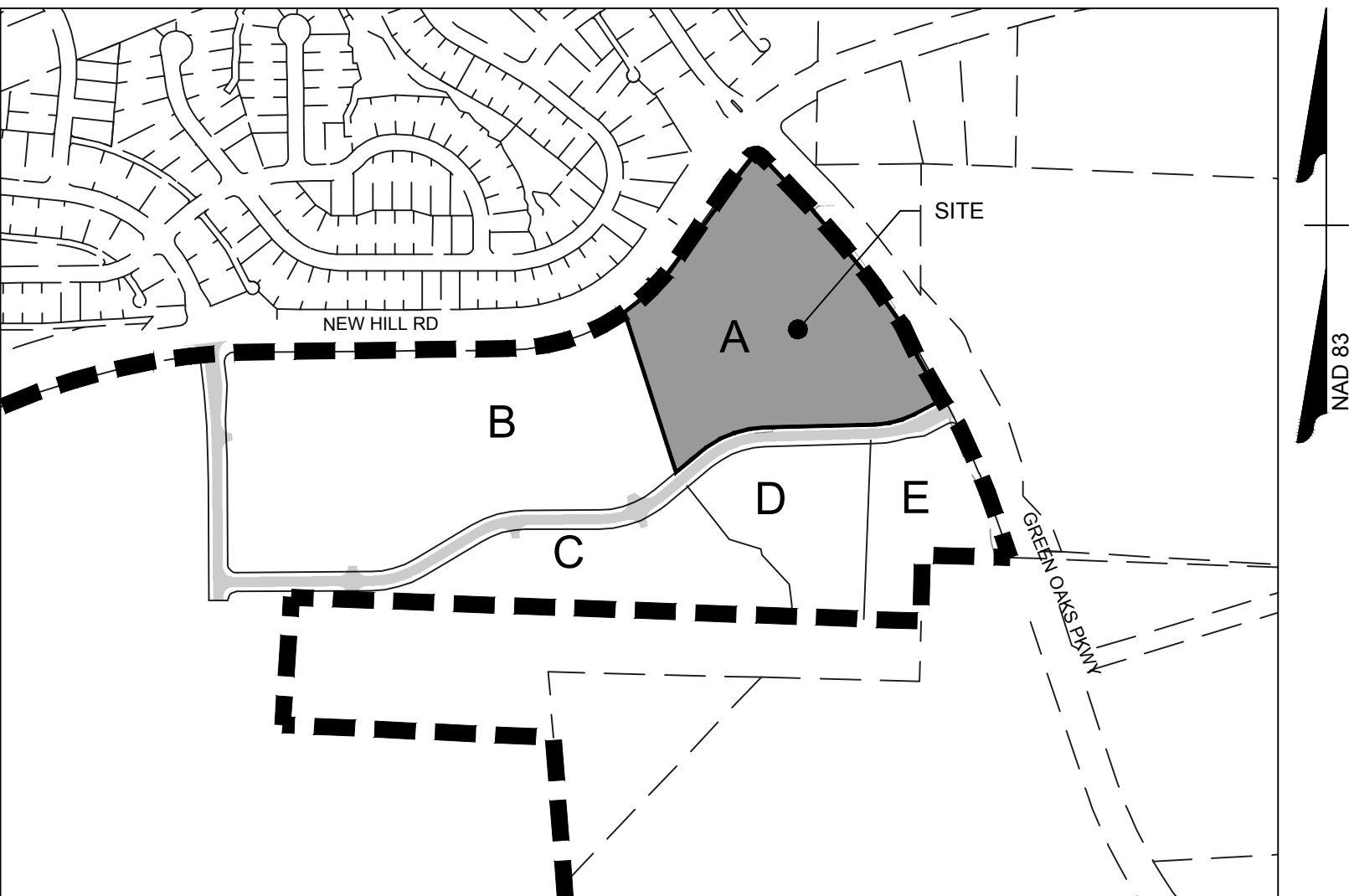
SITE ENGINEER/ LANDSCAPE
ARCHITECT
TIMMONS GROUP
CONTACT: BLAKE HALL
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4933

SITE DATA TABLE	
SITE AREA:	12.37 ACRES
ZONING:	LB (NMX AS OF MARCH 1, 2022) -12.37 ACRES (100%)
RIVER BASIN:	CAPE FEAR
MIN LOT WIDTH	LB-50'
TOTAL IMPERVIOUS	6.58 AC (286,348 SF)
TOTAL DISTURBED AREA:	11.00 AC
PROPOSED BUILDING HEIGHT:	BUILDING A: 25' BUILDING B: 25' BUILDING C: 25' BUILDING D: 75' * * ZONING BY RIGHT HEIGHT TO 75' (VARIANCE)
MINIMUM & MAXIMUM YARDS: DISTRICT	HOLLY SPRINGS NEW HILL RD.: MAXIMUM 30-FT TYPE A-50 YARD GREEN OAKS PARKWAY: MAXIMUM 30-FT TYPE A-50 YARD S COLLECTOR: 30-FT TYPE B-75 YARD
PROPOSED BUILDING AREA	BUILDING A: 18,760 SF BUILDING B: 18,760 SF BUILDING C: 12,704 SF BUILDING D: 135 SLEEPING UNITS
PROPOSED USE	BUILDING A: WEST RETAIL BUILDING B: EAST RETAIL BUILDING C: RESTAURANT (FOOD HALL) BUILDING D: HOTEL
PROPOSED BUILDING AREA BY USE TYPE	BUILDING A: RETAIL: 18,760 SF BUILDING B: RETAIL: 18,760 SF BUILDING C: RESTAURANT: 12,704 SF BUILDING D: HOTEL: 135 SLEEPING UNITS
PROPOSED LOTS	1
MASTER PLAN PODS USED	POD A
PROVIDED BUILDING SETBACK	MINIMUM SETBACK: 10' MAXIMUM SETBACK: 30'
PARKING SUMMARY	
VEHICULAR PARKING REQUIRED:	HOLLY SPRINGS UDO - SEC. 7.04 - INTEGRATED CENTER: BUILDING A: 4*(18,760/1,000) = 75, TOTAL: 75 SPACES BUILDING B: 4*(18,760/1,000) = 75, TOTAL: 75 SPACES BUILDING C: 4*(12,704/1,000) = 51, TOTAL: 51 SPACES *BUILDING D: 135 SLEEPING UNITS*1 = 135, TOTAL: 135 SPACES AMENITIES: 3.5*(1,200/1,000) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4*(1750/1000) = 7 SPACES ADA REQUIREMENT: 7 SPACES (1 VAN SPACE & 6 ACCESSIBLE SPACES) TOTAL: 75 + 75 + 51 + 135 + 5 + 7 = 348 SPACES (INCLUDING 7 ADA SPACES) *SPECIAL EXEMPTION USE- HOTEL UDO SECTION 7.04
VEHICULAR PARKING PROVIDED:	BUILDING A: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING B: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING C: 51 SPACES (INCLUDING 1 VAN AND 1 ADA SPACES) *BUILDING D: 147 SPACES (INCLUDING 2 VAN AND 5 ADA SPACES) AMENITIES: 3.5*(1,200/1,000) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4*(1750/1000) = 7 SPACES TOTAL: 360 SPACES (INCLUDING 15 ADA SPACES) *SPECIAL EXEMPTION USE - HOTEL UDO SECTION 7.04
LOADING SPACES REQUIRED:	RETAIL:1 SPACE FOR 10,000-100,000 SF, OTHER NON-RESIDENTIAL: 1 SPACE PER 10,000-40,000 SF; RETAIL (50,224 SF): 2 SPACES NON-RESIDENTIAL (10,000-40,000 SF): 1 SPACE
LOADING SPACES PROVIDED:	RETAIL: 2 SPACES NON-RESIDENTIAL : 1 SPACE
BICYCLE PARKING REQUIRED:	2 BICYCLE RACKS (5 SPACES PER RACK) PER BUILDING
BICYCLE PARKING PROVIDED:	2 BICYCLE RACK (5 SPACES PER RACK) AT EACH BUILDING
LENGTH OF SIDEWALK	4,844 LF (ONSITE)
LENGTH OF WATERLINE	1,755 LF
LENGTH OF SEWER	1,544 LF
LENGTH OF STORM	3,454 LF (ONSITE) 159 LF (ROW)
NUMBER OF SCMs	1 WET POND BIORETENTION 1 UNDERGROUND DETENTION
TREE SAVE AREA	10% OF SITE = 1.2 AC
OPEN SPACE	1% OF SITE = 0.12 AC



VICINITY MAP

1" = 1000'



VICINITY MAP

1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C3.1	OVERALL UTILITY PLAN
C4.0	GRADING PLAN
C4.1	ENLARGED GRADING PLAN
C4.2	ENLARGED GRADING PLAN
C4.3	ENLARGED GRADING PLAN
C4.4	STORMWATER DRAINAGE PLAN
C4.5	STORMWATER PIPE AND STRUCTURE TABLES
C4.6	STORMWATER COMPLIANCE PLAN
C5.0	NOTES AND DETAILS
C5.1	NOTES AND DETAILS
C5.2	NOTES AND DETAILS
C5.3	NOTES AND DETAILS
C5.4	NOTES AND DETAILS
C5.5	NOTES AND DETAILS
L1.0	TREE PROTECTION PLAN - OVERALL
L1.1	TREE PROTECTION PLAN - ENLARGEMENTS
L2.0	OVERALL PLANTING PLAN
L2.1	PLANTING PLAN
L2.2	PLANTING PLAN
L2.3	PLANTING DETAILS
L2.4	PLANTING TABLE
A-101	RETAIL - WEST BUILDING - FLOOR PLAN
A-201	RETAIL - WEST BUILDING - EXTERIOR ELEVATIONS
A-101	RETAIL - EAST BUILDING - FLOOR PLAN
A-201	RETAIL - EAST BUILDING - EXTERIOR ELEVATIONS
A-101	FOOD HALL - FLOOR PLAN
A-201	FOOD HALL - EXTERIOR ELEVATIONS
A-203	DUMPSTER ENCLOSURE PLAN, ELEVATIONS, AND DETAILS
E1.0	SITE LIGHTING PLAN

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
 - THE ESTIMATED SEWER FLOWS SHOWN ARE BASED ON ASSUMED TENANT MIX AT THE TIME OF THE SUBMITTAL. THE ESTIMATED FLOWS WILL BE UPDATED WITH EACH DEVELOPMENT PLAN SUBMITTAL.
 - THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
 - THE MONUMENT CONTROL POINTS FOR THIS PROJECT IS: TOWN OF HOLLY SPRINGS GEODETIC MONUMENT "ALFORD 33" PUBLISHED COORDINATES N= 693,650.75E= 2,041,575.85ELEV= 377.10'.
THE TOWN OF HOLLY SPRINGS HAS INSTALLED A LOCAL GEODETIC MONUMENTATION GRID, TIED TO NAD83, WITHIN AND SURROUNDING THE TOWN LIMITS. ALL SURVEYED INFORMATION (WHEN ANY PORTION OF THE PROJECT IN DESIGN IS WITHIN 2000 FEET OF THE TOWN'S GEODETIC MONUMENT) SHALL REFERENCE THE NEAREST MONUMENT AND SHALL BE CLEARLY NOTED ON THE FIRST SHEET OF, BOTH CONSTRUCTION PLANS, AND AS-BUILTS SUBMITTED TO THE TOWN.
 - IF THERE IS A GEODETIC MONUMENT LOCATED ON THIS SITE, IT MUST BE PROTECTED OR IF RELOCATION IS NEEDED IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE IT WITH SURVEY ACCURACY.
 - PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
 - PROJECT IS LOCATED IN THE TRIASSIC BASIN
 - ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPT. NO GEOGRID OR OTHER TIEBACKS ARE ALLOWED INSIDE RIGHT OF WAYS AND/OR EASEMENTS.
 - INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO FIRST C.O. AND THAT ALL ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY
 - ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND

SANITARY SEWER FLOW ESTIMATION

HOTEL: 135 ROOMS @ 120 GAL/ROOM/DAY = 16,200 GPD OR 11.25 GPM
RESTAURANT/FOOD HALL: 298 SEATS @ 40 GAL/SEAT/DAY = 11,920 GPD OR 8.28 GPM
RETAIL:
2,904-SF @ 130 GAL/1,000 SF/DAY = 377.52 GPD
15,824 SF @ 100 GAL/1000 SF/DAY = 1,582.4 GPD
TOTAL FOR EACH RETAIL BUILDING: 1,960 GPD OR 1.36 GPM
TOTAL SITE:
AVERAGE DAILY DEMAND: 16,200 GPD + 11,920 GPD + 1,960 GPD = 32,040 GPD
AVERAGE DAILY DEMAND: 11.25 GPM + 8.28 GPM + 1.36 GPM = 22.25 GPM
MAXIMUM DAILY DEMAND: 22.25 GPM X 2.5 = 55.62 GPM



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DATE

DATE
06/17/2022

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TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
48803

SHEET NO.
C0.0

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SURVEY NOTES

1. ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED MAY 21, 2020. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
2. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS SURVEY DOES NOT REPRESENT A TITLE SURVEY BY THIS FIRM.
4. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
5. VERTICAL DATUM SHOWN HEREON IS NAVD83.
6. NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #8320062800J (EFFECTIVE 05/02/2006).
7. RECORDED PROPERTY DATA:
 - 7.1. DB 017498 PG 02164
 - 7.2. DB 018040 PG 01512
 - 7.3. DB 016588 PG 02018
 - 7.4. DB 017362 PG 02161
 - 7.5. DB 017707 PG 00908
 - 7.6. DB 018131 PG 01303
 - 7.7. DB 013263 PG 01688
8. EXISTING SURVEYOR AREA = 0.41 ACRES ON-SITE AND WITHIN LIMITS OF WORK
9. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

DEMOLITION NOTES:

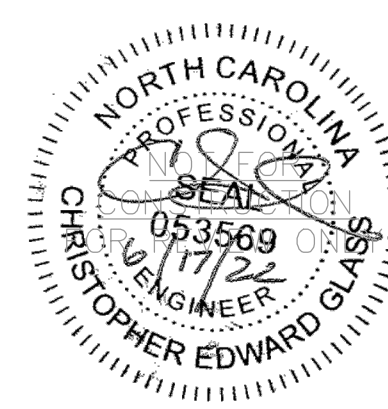
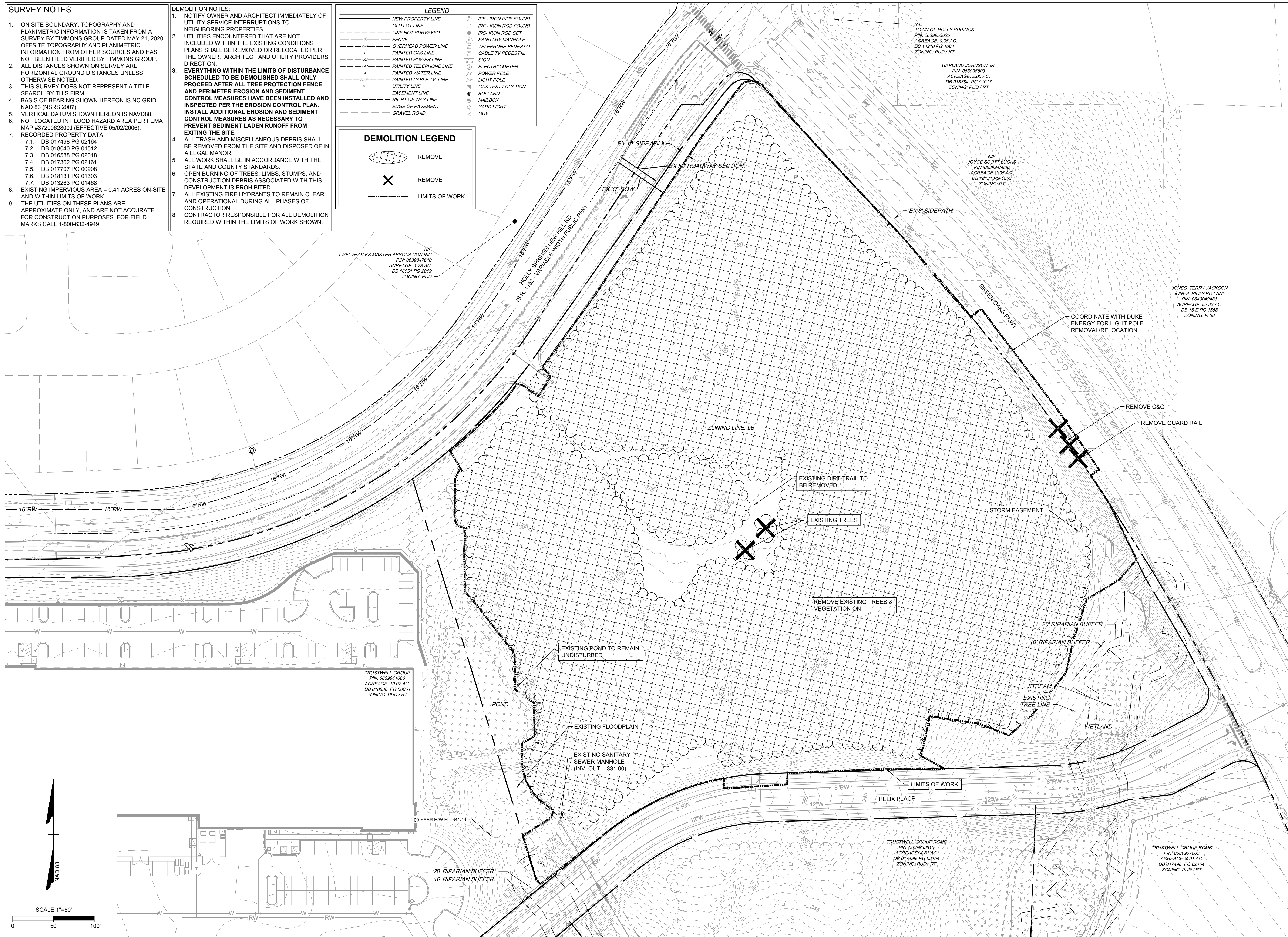
1. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
2. UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
3. **EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.**
4. ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
6. OPEN BURNING OF TREES, LIMBS, STUMPS, AND DEBRIS IS PROHIBITED. ANY ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
7. ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED WITHIN THE LIMITS OF WORK SHOWN.

LEGEND

- | | |
|------------------------|-----------------------|
| NEW PROPERTY LINE | IPF - IRON PIPE FOUND |
| OLD LOT LINE | IRF - IRON ROD FOUND |
| LINE NOT SURVEYED | IRS - IRON ROD SET |
| FENCE | SANITARY MANHOLE |
| OVERHEAD POWER LINE | TELEPHONE PEDESTAL |
| PAINTED GAS LINE | CABLE TV PEDESTAL |
| PAINTED POWER LINE | SIGN |
| PAINTED TELEPHONE LINE | ELECTRIC METER |
| PAINTED WATER LINE | POWER POLE |
| PAINTED CABLE TV LINE | LOT POLE |
| UTILITY LINE | GAS TEST LOCATION |
| EASEMENT LINE | BOLLARD |
| RIGHT OF WAY LINE | MALIBOX |
| EDGE OF PAVEMENT | YARD LIGHT |
| GRAVEL ROAD | GUY |

DEMOLITION LEGEND

- | | |
|---|----------------|
|  | REMOVE |
|  | REMOVE |
| | LIMITS OF WORK |



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OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

JOB NO.
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1. ALL CONSTRUCTION WILL BE TO TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF HOLLY SPRINGS OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, SIGNAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGN OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FENCE, BENCH, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGN DISTANCE TRIANGLE.

TRUSTWELL GROUP
PIN: 0639841066
ACREAGE: 19.07 AC.
DB 018838 PG 0006
ZONING: PUD / RT

N/F
JOYCE SCOTT LUCAS
PIN: 0639945880
ACREAGE: 1.35 AC.
DB 18131 PG 1303
ZONING: RT

JONES, TERRY JACKSON -
JONES, RICHARD LANE
PIN: 0649049486
ACREAGE: 52.33 AC.
DB 15-E PG 1588
ZONING: R-30

TRUSTWELL GROUP
PIN: 0639841066
ACREAGE: 19.07 AC.
DB 018838 PG 0006
ZONING: PUD / RT

TRUSTWELL GROUP RCM
PIN: 0639937803
ACREAGE: 4.01 AC.
DB 017498 PG 02164
ZONING: PUD / RT

SITE AREA:		12.37 ACRES
ZONING:	LB (NMS AS OF MARCH 1, 2022): 12.37 ACRES (100%)	
RIVER BASIN:	CAPE FEAR	
MIN LOT WIDTH:	115.5'	
TOTAL IMPERVIOUS:	6,58 AC (286,348 SF)	
TOTAL DISTURBED AREA:	11.00 AC	
PROPOSED BUILDING HEIGHT:	BUILDING A: 25' BUILDING B: 25' BUILDING C: 25' BUILDING D: 75' * ZONING BY RIGHT HEIGHT TO 75' (VARIANCE)	
MINIMUM X MAXIMUM YARDS:	HOLLY SPRINGS NEW HILL RD: MAXIMUM 30' FTY TYPE-A 50 YARD GREEN OAKS PARKWAY: MAXIMUM 30' FTY TYPE-A 50 YARD S. COLLECTOR: 30' FTY TYPE-B 75 YARD	
PROPOSED BUILDING AREA	BUILDING A: 18,760 SF BUILDING B: 18,760 SF BUILDING C: 12,704 SF BUILDING D: 135 SLEEPING UNITS BUILDING A WEST RETAIL BUILDING B EAST RETAIL BUILDING C RESTAURANT (POD HALL) BUILDING D HOTEL	
PROPOSED BUILDING AREA BY USE TYPE	BUILDING A: RETAIL: 18,760 SF BUILDING B: RETAIL: 18,760 SF BUILDING C: RESTAURANT: 12,704 SF BUILDING D: HOTEL: 135 SLEEPING UNITS	
PROPOSED LOTS	1	
MASTER PLAN PODS USED	POD A	
PROVIDED BUILDING SETBACK	MINIMUM SETBACK: 10' MAXIMUM SETBACK: 30'	
PARKING SUMMARY	HOLLY SPRINGS UDO - SEC. 7.04 - INTEGRATED CENTER: BUILDING A: 4178,760 (100%) = 75, TOTAL: 75 SPACES BUILDING B: 4178,760 (100%) = 75, TOTAL: 75 SPACES BUILDING C: 4172,704 (100%) = 51, TOTAL: 51 SPACES BUILDING D: 135 SLEEPING UNITS (1 + 135) = TOTAL: 135 SPACES AMENITIES: 3,51 (2001+500) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4 (1750/1000) = 7 SPACES ADA REQUIREMENT / SPACES (1 VAN SPACE & 8 ACCESSIBLE SPACES) TOTAL: 75 + 75 + 51 + 135 + 5 + 7 = 348 SPACES (INCLUDING 7 ADA SPACES) *SPECIAL EXEMPTION USE- HOTEL, UDO SECTION 7.04	
VEHICULAR PARKING REQUIRED:	BUILDING A: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING B: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING C: 51 SPACES (INCLUDING 1 VAN AND 1 ADA SPACES) BUILDING D: 147 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) AMENITIES: 3,51 (2001+500) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4 (1750/1000) = 7 SPACES TOTAL: 300 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) *SPECIAL EXEMPTION USE- HOTEL, UDO SECTION 7.04	
VEHICULAR PARKING PROVIDED:	BUILDING A: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING B: 75 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) BUILDING C: 51 SPACES (INCLUDING 1 VAN AND 1 ADA SPACES) BUILDING D: 147 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) AMENITIES: 3,51 (2001+500) = 5, TOTAL: 5 SPACES OUTDOOR SEATING AREA: 4 (1750/1000) = 7 SPACES TOTAL: 300 SPACES (INCLUDING 1 VAN AND 2 ADA SPACES) *SPECIAL EXEMPTION USE- HOTEL, UDO SECTION 7.04	
LOADING SPACES REQUIRED:	RETAIL: 50-224 SF / 5 SPACES 10,000-40,000 SF / 2 SPACES NON-RESIDENTIAL: (10,000-40,000 SF) : 1 SPACE	
LOADING SPACES PROVIDED:	RETAIL: 2 SPACES NON-RESIDENTIAL: 1 SPACE	
BICYCLE PARKING REQUIRED:	2 BICYCLE RACKS (5 SPACES PER RACK) PER BUILDING	
BICYCLE PARKING PROVIDED:	2 BICYCLE RACK (5 SPACES PER RACK) AT EACH BUILDING	
LENGTH OF SIDEWALK	4,844 LF (ONSITE)	
LENGTH OF WATERLINE	1,755 LF	
LENGTH OF SEWER	1,544 LF	
LENGTH OF STORM	3,454 LF (ONSITE) 159 LF (ROW)	
NUMBER OF SLOs	1 WET POND BIORETENTION / UNDERGROUND DETENTION	
TREE SAVE AREA	10% OF SITE = 1.2 AC	
OPEN SPACE	1% OF SITE = 0.12 AC	

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NS GROUP

IXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

SITE 1 AVOUT

JOB NO.
48803

SHEET NO.
C2.0

UTILITY NOTES

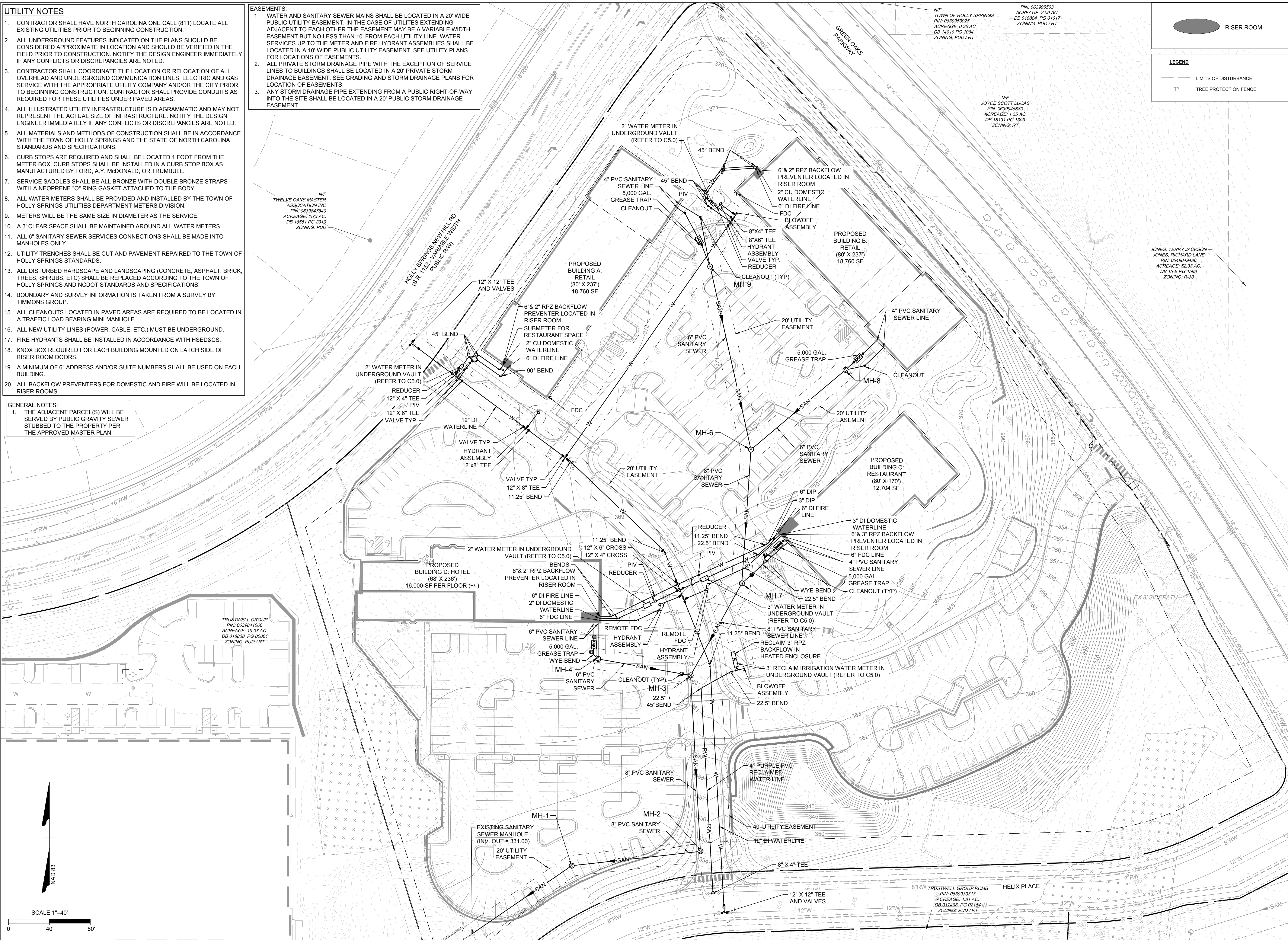
1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
4. ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
6. CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
7. SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
8. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE TOWN OF HOLLY SPRINGS UTILITIES DEPARTMENT METERS DIVISION.
9. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
10. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
11. ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
12. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO THE TOWN OF HOLLY SPRINGS STANDARDS.
13. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO THE TOWN OF HOLLY SPRINGS AND NCDOT STANDARDS AND SPECIFICATIONS.
14. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP.
15. ALL CLEANOUTS LOCATED IN PAVED AREAS ARE REQUIRED TO BE LOCATED IN A TRAFFIC LOAD BEARING MINI MANHOLE.
16. ALL NEW UTILITY LINES (POWER, CABLE, ETC.) MUST BE UNDERGROUND.
17. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH HSED&CS.
18. KNOX BOX REQUIRED FOR EACH BUILDING MOUNTED ON LATCH SIDE OF RISER ROOM DOORS.
19. A MINIMUM OF 6" ADDRESS AND/OR SUITE NUMBERS SHALL BE USED ON EACH BUILDING.
20. ALL BACKFLOW PREVENTERS FOR DOMESTIC AND FIRE WILL BE LOCATED IN RISER ROOMS.

GENERAL NOTES:

1. THE ADJACENT PARCEL(S) WILL BE SERVED BY PUBLIC GRAVITY SEWER STUBBED TO THE PROPERTY PER THE APPROVED MASTER PLAN.

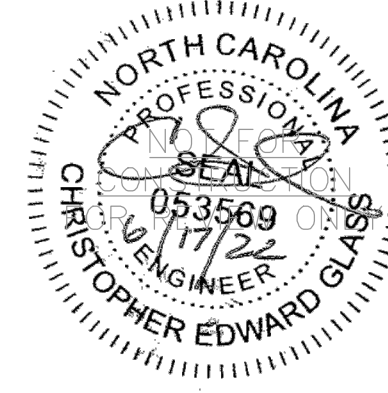
EASEMENTS:

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SHALL BE 5' UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ALL PRIVATE STORM DRAINAGE PIPE WITH THE EXCEPTION OF SERVICE LINES TO BUILDINGS SHALL BE LOCATED IN A 20' PRIVATE STORM DRAINAGE EASEMENT. SEE GRADING AND STORM DRAINAGE PLANS FOR LOCATIONS OF EASEMENTS.
3. ALL PRIVATE STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

 RISER ROOM

LEGEND

— — LIMITS OF DISTURBANCE



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DAVID RYAN

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OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

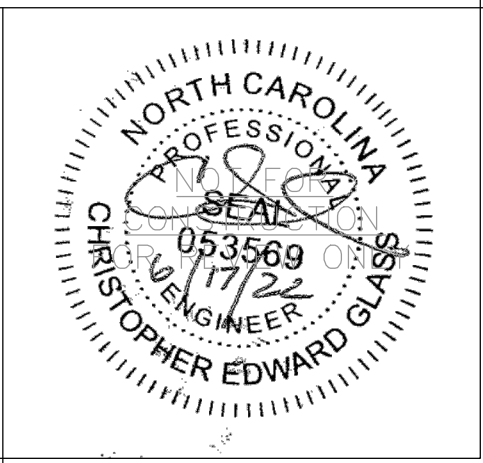
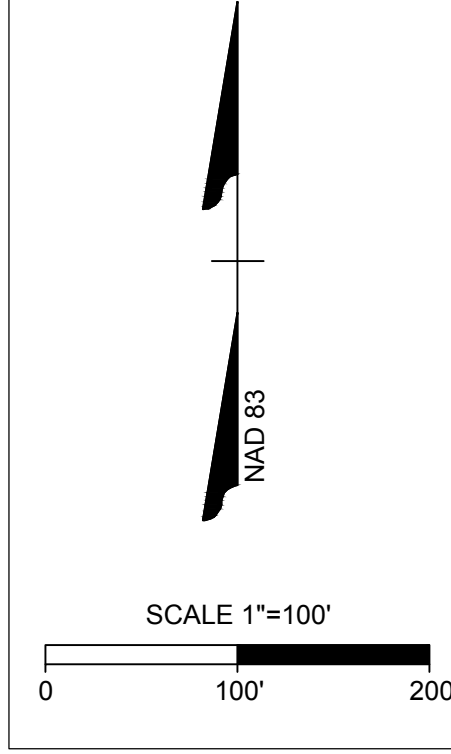
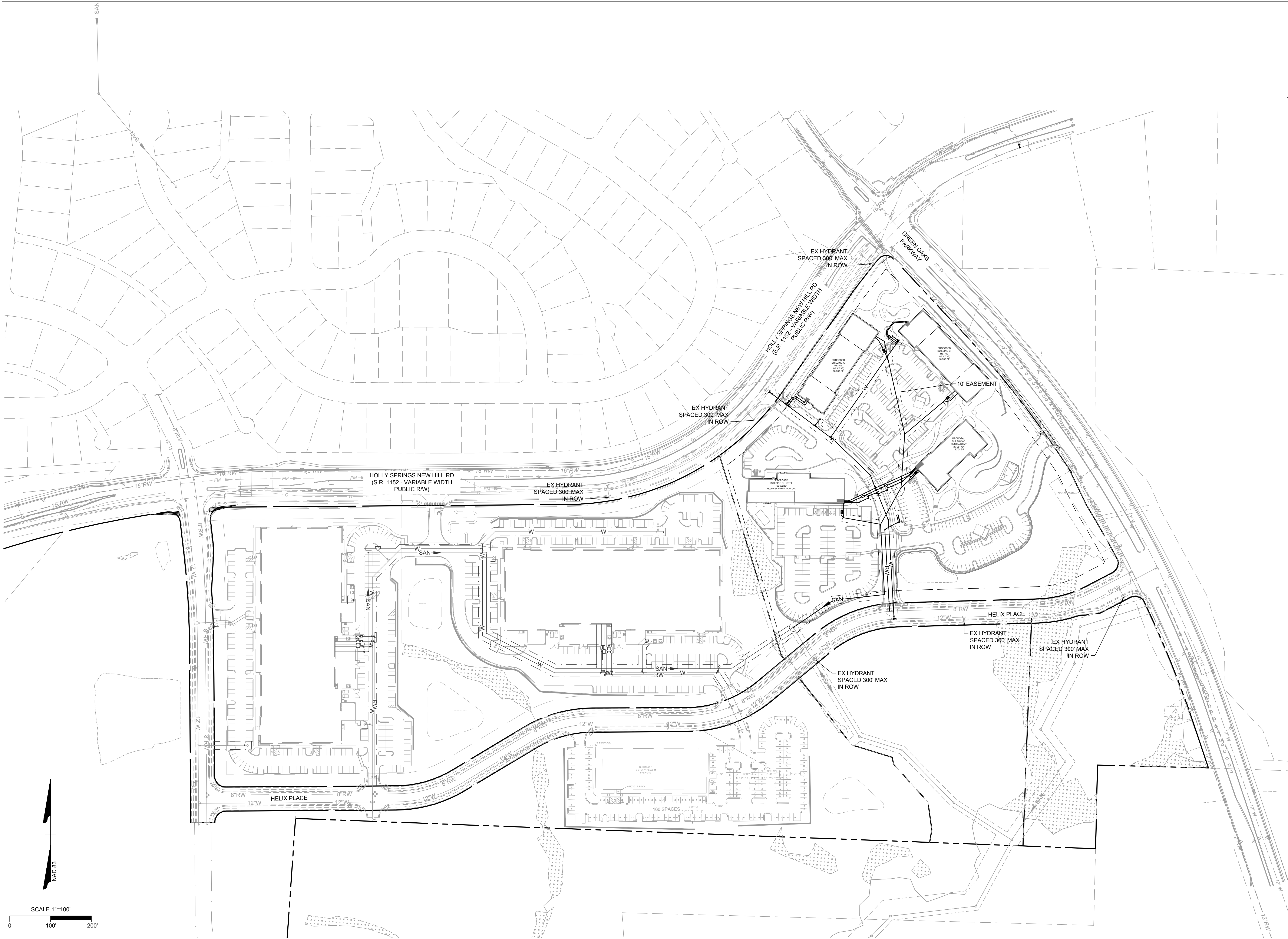
UTILITY PLAN

JOB NO.

48803

SHEET NO.

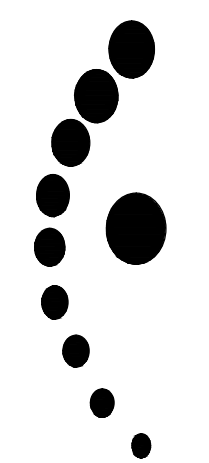
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OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

OVERALL UTILITY PLAN

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GRADING AND STORM DRAINAGE NOTES

- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
- ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
- ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
- CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
- SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
- EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

N/F
TWELVE OAKS MASTER
ASSOCIATION INC
PIN: 0639947640
ACREAGE: 1.73 AC
DB 16551 PG 2019
ZONING: PUD



LEGEND

— LIMITS OF DISTURBANCE

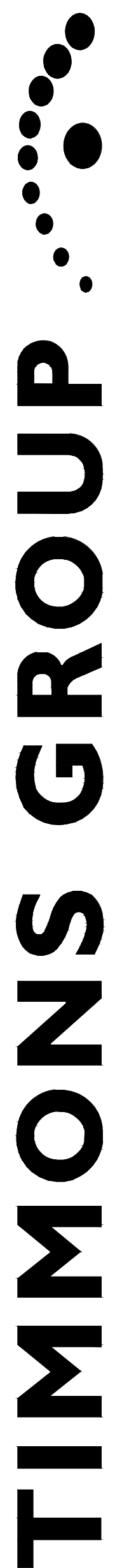
TP TREE PROTECTION FENCE



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OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

GRADING PLAN

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OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
ENLARGED GRADING PLAN

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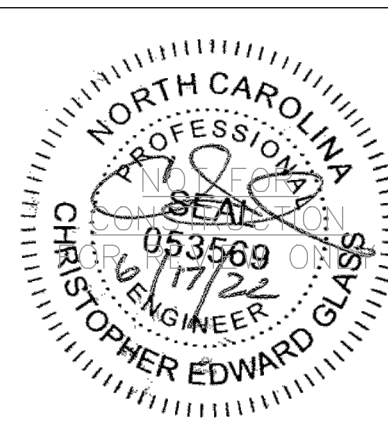
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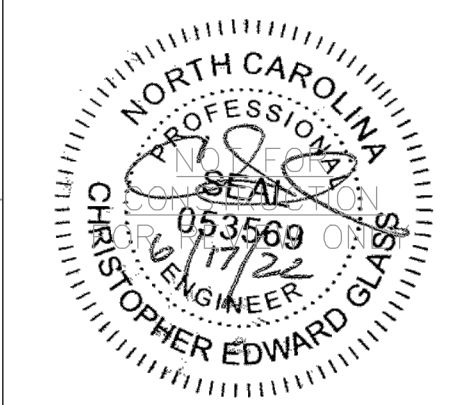
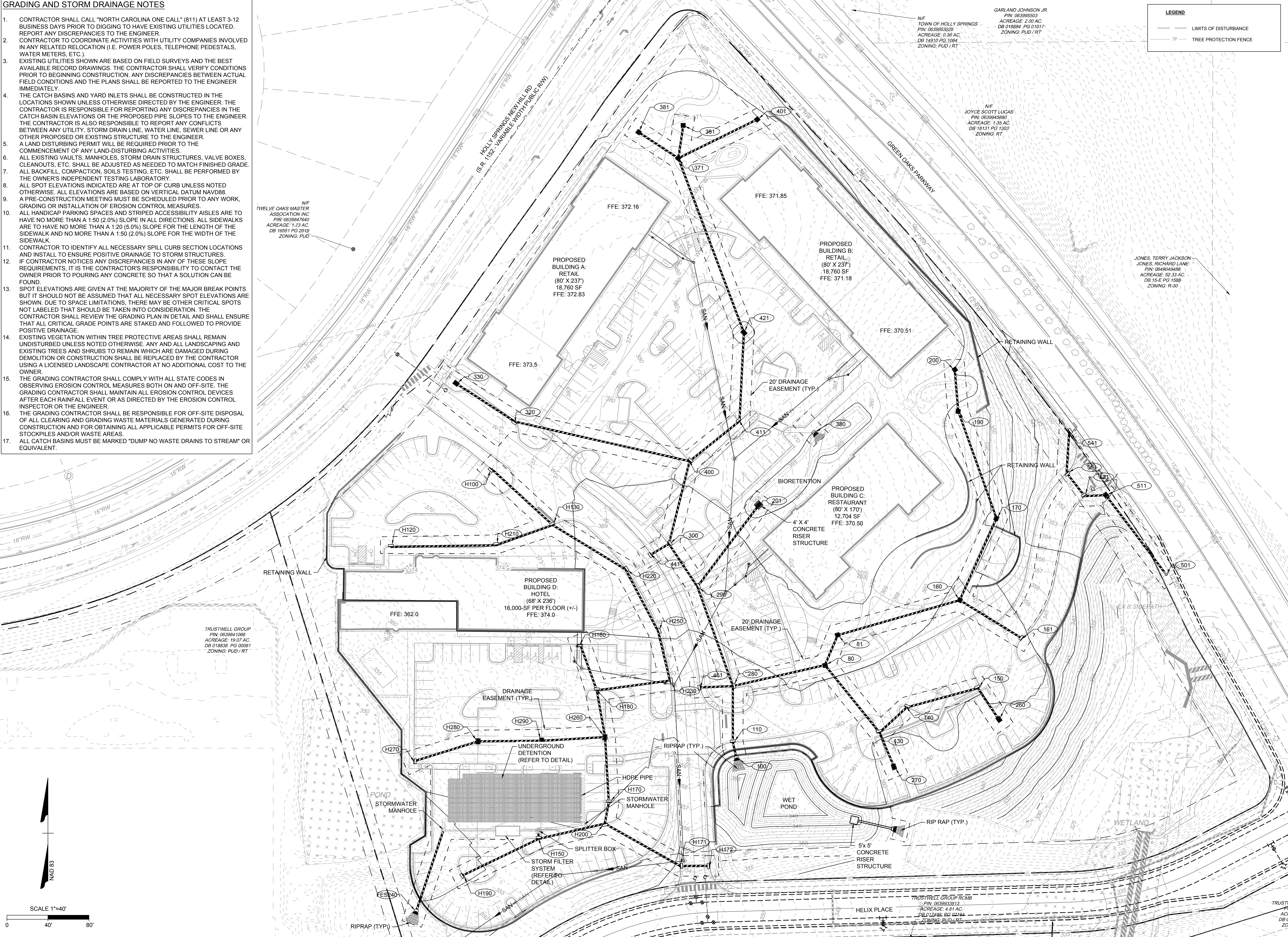
OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
ENLARGED GRADING PLAN

JOB NO.
48803
SHEET NO.
C4.2

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GRADING AND STORM DRAINAGE NOTES

- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
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TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

STORMWATER DRAINAGE PLAN

JOB NO.

48803

SHEET NO.

C4.4

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STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
80	366.10	15.83'	24 x 24 inch Rectangular Structure
81	368.09	16.12'	24 x 24 inch Rectangular Structure
100	349.74	5.31'	NCDOT ES-1 for 18 inch Pipe
110	361.99	13.59'	NCDOT 840.02 CONCRETE CATCH BASIN
130	362.46	11.14'	NCDOT 840.02 CONCRETE CATCH BASIN
140	363.28	11.40'	NCDOT 840.02 CONCRETE CATCH BASIN
150	362.28	9.48'	NCDOT 840.02 CONCRETE CATCH BASIN
160	364.43	11.02'	24 x 24 inch Rectangular Structure
161	360.39	6.06'	NCDOT 840.02 CONCRETE CATCH BASIN
170	363.89	5.34'	24 x 24 inch Rectangular Structure
190	368.18	4.22'	24 x 24 inch Rectangular Structure
200	369.91	4.03'	24 x 24 inch Rectangular Structure
201	367.57	6.51'	48 x 48 inch Rectangular Structure
260	359.62	6.26'	24 x 36 inch Rectangular Structure
270	359.84	6.36'	24 x 36 inch Rectangular Structure
280	363.53	14.38'	NCDOT 840.02 CONCRETE CATCH BASIN
290	367.11	9.29'	NCDOT 840.02 CONCRETE CATCH BASIN
300	368.79	10.27"	NCDOT 840.02 CONCRETE CATCH BASIN
320	372.87	6.48'	NCDOT 840.02 CONCRETE CATCH BASIN
330	373.43	5.54'	24 x 36 inch Rectangular Structure
371	371.42	6.53'	24 x 24 inch Rectangular Structure
380	364.99	0.00'	NCDOT ES-1 for 18 inch Pipe
381	370.81	4.82'	24 x 24 inch Rectangular Structure
391	371.15	4.65'	24 x 24 inch Rectangular Structure
400	370.57	9.67"	NCDOT 840.02 CONCRETE CATCH BASIN
401	370.42	4.38'	24 x 24 inch Rectangular Structure
411	370.62	8.90'	NCDOT 840.02 CONCRETE CATCH BASIN
421	369.90	7.11'	24 x 36 inch Rectangular Structure
441	367.81	7.73'	NCDOT 840.02 CONCRETE CATCH BASIN
461	361.47	9.29'	NCDOT 840.02 CONCRETE CATCH BASIN
501	346.68	3.94'	NCDOT 840.52 PRECAST MANHOLE
511	350.23	7.04'	NCDOT 840.14 DROP INLET
521	350.60	7.27"	NCDOT 840.02 CONCRETE CATCH BASIN
541	354.94	2.94'	NCDOT 840.02 CONCRETE CATCH BASIN
551	352.94	6.94'	NCDOT 840.02 CONCRETE CATCH BASIN

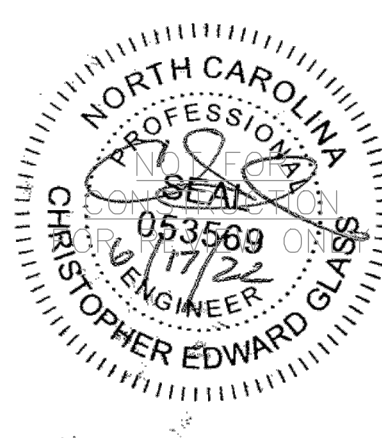
STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
FES240	339.44	2.94'	NCDOT ES-1 for 18 inch Pipe
H100	373.20	7.70'	NCDOT 840.02 CONCRETE CATCH BASIN
H120	373.98	5.98'	NCDOT 840.02 CONCRETE CATCH BASIN
H130	371.78	7.58'	NCDOT 840.02 CONCRETE CATCH BASIN
H150	359.59	14.98'	NCDOT 840.02 CONCRETE CATCH BASIN
H160	364.12	6.37"	NCDOT 840.02 CONCRETE CATCH BASIN
H170	360.05	12.67"	NCDOT 840.02 CONCRETE CATCH BASIN
H171	354.16	7.15'	NCDOT 840.02 CONCRETE CATCH BASIN
H172	353.98	6.48'	NCDOT 840.02 CONCRETE CATCH BASIN
H180	362.41	7.90'	NCDOT 840.02 CONCRETE CATCH BASIN
H190	360.12	7.62"	NCDOT 840.02 CONCRETE CATCH BASIN
H200	359.76	13.82'	NCDOT 840.02 CONCRETE CATCH BASIN
H210	373.80	7.02'	NCDOT 840.02 CONCRETE CATCH BASIN
H220	367.85	6.56"	NCDOT 840.02 CONCRETE CATCH BASIN
H230	362.53	7.08'	NCDOT 840.02 CONCRETE CATCH BASIN
H250	365.42	7.65'	NCDOT 840.02 CONCRETE CATCH BASIN
H260	361.22	9.18"	24 x 36 inch Rectangular Structure
H270	361.00	6.12'	NCDOT 840.02 CONCRETE CATCH BASIN
H280	361.33	7.47"	24 x 36 inch Rectangular Structure
H290	361.67	8.75'	24 x 36 inch Rectangular Structure

STORM PIPE TABLE								
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION	
80-280	15"	80 - 280	350.27	349.35	1.00%	92.15 LF	15 inch RCP	
81-80	15"	81 - 80	351.97	350.47	4.74%	31.70 LF	15 inch RCP	
110-100	15"	110 - 100	348.40	347.50	5.88%	15.31 LF	15 inch RCP	
130-80	15"	130 - 80	351.32	350.47	1.00%	84.57 LF	15 inch RCP	
140-130	15"	140 - 130	351.88	351.52	1.00%	36.10 LF	15 inch RCP	
150-140	15"	150 - 140	352.80	352.08	1.00%	71.86 LF	15 inch RCP	
160-81	15"	160 - 81	353.41	352.17	1.00%	123.86 LF	15 inch RCP	
161-160	15"	161 - 160	354.32	353.61	1.00%	71.58 LF	15 inch RCP	
170-160	15"	170 - 160	358.55	353.61	5.64%	87.57 LF	15 inch RCP	
190-170	15"	190 - 170	363.96	358.75	4.70%	110.76 LF	15 inch RCP	
200-190	15"	200 - 190	365.88	364.16	4.23%	40.66 LF	15 inch RCP	
201-290	15"	201 - 290	361.06	358.02	3.05%	99.71 LF	15 inch RCP	
260-150	15"	260 - 150	353.37	353.00	1.00%	36.87 LF	15 inch RCP	
270-130	15"	270 - 130	353.48	351.52	5.43%	36.18 LF	15 inch RCP	
280-110	15"	280 - 110	349.15	348.60	1.00%	55.03 LF	15 inch RCP	
290-280	15"	290 - 280	357.82	349.35	8.22%	102.98 LF	15 inch RCP	
300-290	15"	300 - 290	358.52	358.02	1.00%	50.12 LF	15 inch RCP	
320-400	15"	320 - 400	366.39	361.10	3.03%	174.62 LF	15 inch RCP	
330-320	15"	330 - 320	367.88	366.59	1.89%	68.46 LF	15 inch RCP	
371-421	15"	371 - 421	364.89	362.99	1.05%	181.48 LF	15 inch RCP	
381-371	15"	381 - 371	365.98	365.09	1.92%	46.50 LF	15 inch RCP	
391-371	15"	391 - 371	366.50	365.09	4.35%	32.34 LF	15 inch RCP	
400-300	15"	400 - 300	360.90	358.72	2.62%	83.12 LF	15 inch RCP	
401-371	15"	401 - 371	366.03	365.09	1.10%	85.83 LF	15 inch RCP	
411-400	15"	411 - 400	361.72	361.10	1.00%	62.36 LF	15 inch RCP	
421-411	15"	421 - 411	362.79	361.92	1.00%	86.63 LF	15 inch RCP	
441-300	15"	441 - 300	360.08	358.72	6.82%	19.92 LF	15 inch RCP	
461-280	15"	461 - 280	352.18	349.35	9.00%	31.46 LF	15 inch RCP	
511-501	15"	511 - 501	345.39	344.75	0.66%	97.36 LF	15 inch RCP	
521-511	15"	521 - 511	345.53	345.19	1.67%	20.58 LF	15 inch RCP	
541-551	15"	541 - 551	352.00	350.00	4.97%	40.21 LF	15 inch RCP	
551-521	15"	551 - 521	346.00	345.33	2.34%	28.71 LF	15 inch RCP	

STORM PIPE TABLE								
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION	
H100-H130	15"	H100 - H130	365.50	364.40	1.36%	80.98 LF	15 inch RCP	
H120-H210	15"	H120 - H210	368.00	366.97	1.00%	102.51 LF	15 inch RCP	
H130-H220	15"	H130 - H220	364.20	361.49	3.26%	83.12 LF	15 inch RCP	
H150-H200	15"	H200 - H150	345.94	344.81	1.71%	66.21 LF	15 inch RCP	
H150-UD	15"	H150 -	344.61	344.30	5.57%	5.56 LF	15 inch RCP	
H160-H180	15"	H160 - H180	357.75	354.71	6.34%	47.95 LF	15 inch RCP	
H171-H170	15"	H171 - H200	347.01	346.14	1.03%	84.22 LF	15 inch RCP	
H172-H171	15"	H172 - H171	347.50	347.21	1.00%	29.06 LF	15 inch RCP	
H180-H260	15"	H180 - H260	354.51	352.24	4.90%	46.28 LF	15 inch RCP	
H190-H150	15"	H190 - H150	352.50	344.81	9.41%	81.73 LF	15 inch RCP	
H200-H170	15"	H170 - H200	347.38	347.17	1.00%	20.91 LF	15 inch RCP	
H210-H130	15"	H210 - H130	366.77	364.40	4.05%	58.69 LF	15 inch RCP	
H220-H250	15"	H220 - H250	361.29	357.97	4.86%	68.32 LF	15 inch RCP	
H230-H180	15"	H230 - H180	355.45	354.71	1.03%	71.95 LF	15 inch RCP	
H250-H230	15"	H250 - H230	357.77	355.65	4.30%	49.35 LF	15 inch RCP	
H260-H170	15"	H260 - H170	352.04	347.58	6.98%	63.85 LF	15 inch RCP	
H270-H280	15"	H270 - H280	354.88	354.06	1.25%	65.59 LF	15 inch RCP	
H280-H290	15"	H280 - H290	353.86	353.19	1.08%	62.01 LF	15 inch RCP	
H290-H260	15"	H290 - H260	352.92	352.24	1.10%	62.06 LF	15 inch RCP	
UD-FES240	15"	- FES240	340.00	338.00	2.43%	82.19 LF	15 inch RCP	

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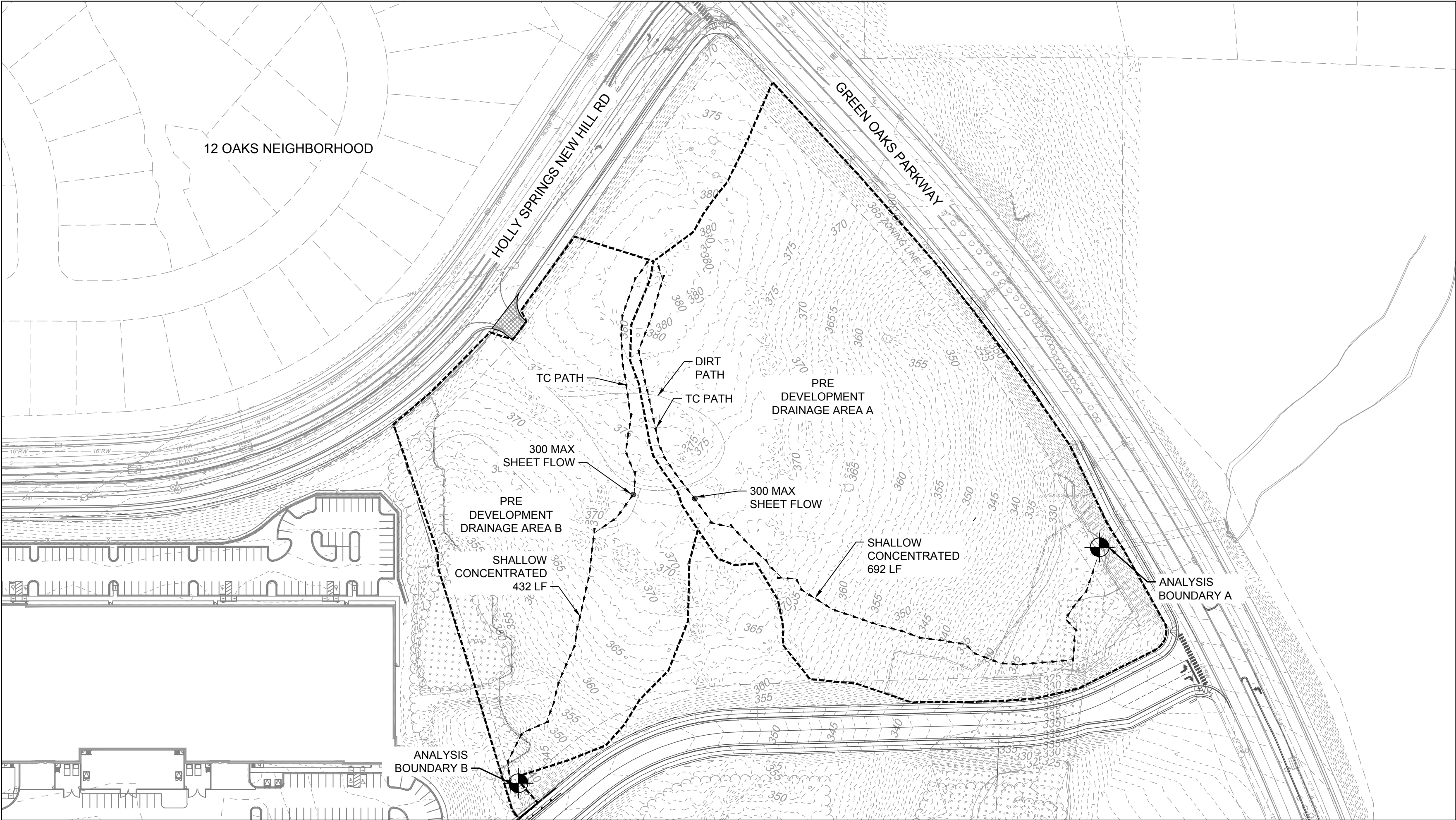
STORMWATER PIPE AND STRUCTURE TABLES

JOB NO.
48803

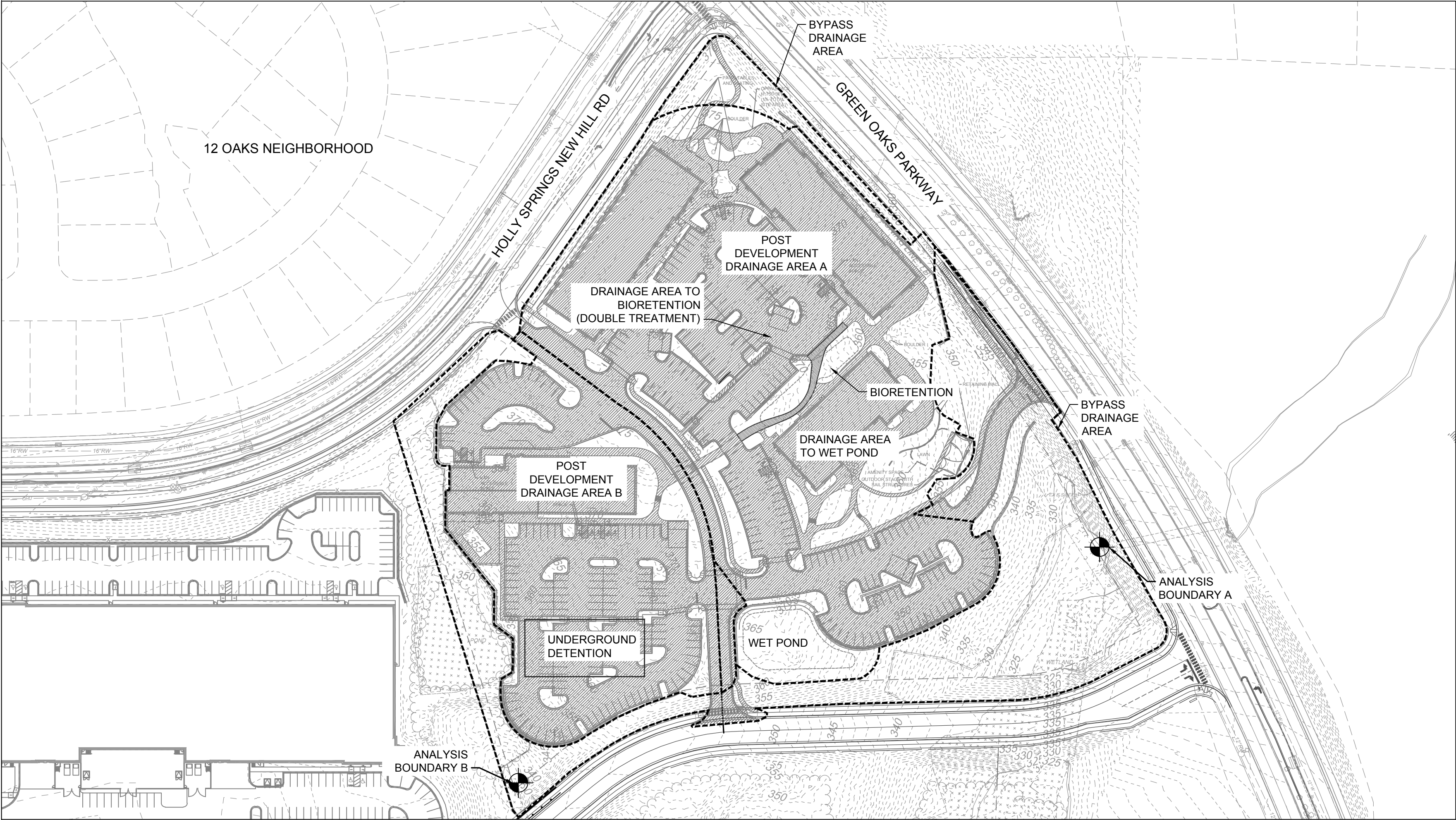
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PRE DEVELOPMENT



POST DEVELOPMENT

STORMWATER QUANTITY CALCULATIONS:

ANALYSIS POINT A (EAST)	DRAINAGE AREA (Acres)	(C-VALUE)	Q1	Q2	Q10	Q100
PRE-DEVELOPMENT	10.09	0.86	22.43	26.55	35.41	45.97
POST-DEVELOPMENT WET POND A	5.33	0.85	0.05	0.06	0.07	0.072
POST-DEVELOPMENT BYPASS	0.73	0.74	2.68	3.12	4.0	5.0
POST-DEVELOPMENT BIORETENTION	0.53	0.84	0.04	0.042	0.054	0.07
POST-DEVELOPMENT COMBINED	6.59	0.85	2.71	3.16	4.04	5.04

ANALYSIS POINT B (EAST)	DRAINAGE AREA (Acres)	(C-VALUE)	Q1	Q2	Q10	Q100
PRE-DEVELOPMENT	3.69	0.60	5.22	6.19	8.31	10.88
POST-DEVELOPMENT UNDERGROUND DETENTION	3.22	0.86	0.16	0.17	0.19	0.90
POST-DEVELOPMENT COMBINED	3.22	0.86	0.16	0.17	0.19	0.90

Nitrogen Loading Calculation Worksheet - Mixed-Use
Project Name: Oakview Mixed-Use
Date: 02/17/2022
By: TBM
Checked By: CEG
For Quantifying TN Export from Residential / Industrial / Commercial Developments when Footprints of all Impervious Surfaces are Shown

Impervious Area (acres) =	6.31	TN from Impervious Area (lbs) =	133.77
Open Space (acres) =	2.77	TN from Open Space (lbs) =	3.32
Total Area (acres) =	12.37	TN from development before treatment (lb) =	137.10
		TN from development before treatment (lb/acre/yr) =	11.08

Predevelopment			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3) * Reduction %
Impervious Surfaces	6.31	0.024	
Postdevelopment Bypass			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3) * Reduction %
Pervious Surfaces	1.62	1.20	0.58
Impervious Surfaces	3.71	21.20	23.85
Total Apportioned Area (acres) =	12.37	TN Loading After Treatment (lb/yr) = [(A) - Column (4)]	112.92
Imp% of Total Apportioned Area:	0.3	TN Export Coef (lb/acre/yr) =	9.13
Nitrogen Control			
Total Nitrogen Export (lb/acre/yr)	Total Nitrogen Export (lbs) (8.13-3.6)*12.37AC*30yr=		
9.13	2052 lbs		

Nitrogen Loading Calculation Worksheet
Project Name: Oakview Mixed-Use
Date: 02/17/2022
By: TBM
Checked By: CEG
For Quantifying TN Export from Residential / Industrial / Commercial Developments when Footprints of all Impervious Surfaces are Shown

Impervious Area (acres) =	6.31	TN from Impervious Area (lbs) =	133.77
Open Space (acres) =	2.77	TN from Open Space (lbs) =	3.32
Total Area (acres) =	12.37	TN from development before treatment (lb) =	137.10
		TN from development before treatment (lb/acre/yr) =	11.08

Predevelopment			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3) * Reduction %
Impervious Surfaces	6.31	0.024	
Postdevelopment Bypass			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3) * Reduction %
Pervious Surfaces	1.62	1.20	0.58
Impervious Surfaces	3.71	21.20	23.85
Total Apportioned Area (acres) =	12.37	TN Loading After Treatment (lb/yr) = [(A) - Column (4)]	112.66
Imp% of Total Apportioned Area:	0.18	TN Export Coef (lb/acre/yr) =	9.11
Nitrogen Control			
Total Nitrogen Export (lb/acre/yr)	Total Nitrogen Export (lbs) (8.11-3.6)*12.37AC*30yr=		
9.11	2044 lbs		

*Bioretention stand alone removal efficiency = 40% (For reference only)

STORMWATER QUALITY CALCULATIONS

PRE DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 0.02 ACRES

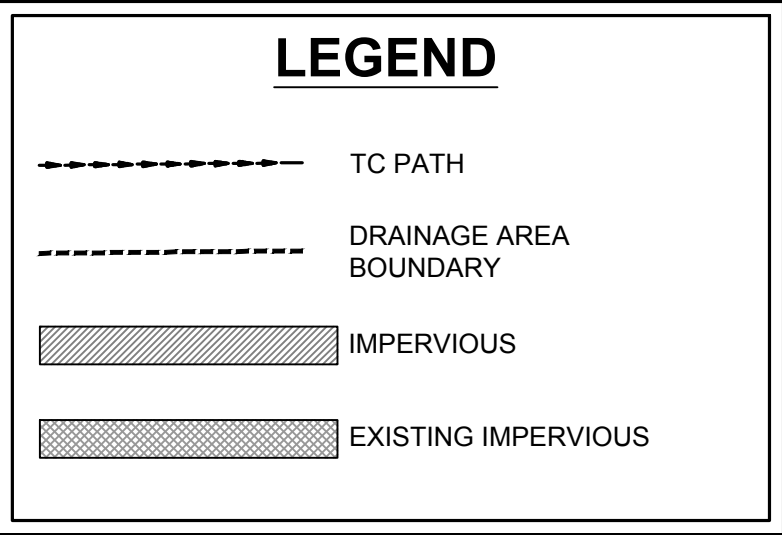
POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 4.32 ACRES

IMPERVIOUS AREA BEING TREATED: WET POND/BIORETENTION = 4.08 ACRES

IMPERVIOUS AREA BEING TREATED: UNDERGROUND DETENTION = 2.27 ACRES

IMPERVIOUS DATA		
POND/BIORETENTION	DETENTION B1	DETENTION B2
4.06 ACRES	1.07 ACRES	1.20 ACRES

LAND USE SUMMARY		
LANDUSE	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS	1,040	287,065
WOODED	537,797	251,772
TOTAL AREA	538,837 (TOTAL) (12.37 ACRES)	538,837 (TOTAL) (12.37 ACRES)



Nitrogen Loading Calculation Worksheet
Project Name: Oakview Mixed-Use
Date: 02/17/2022
By: TBM
Checked By: CEG
For Quantifying TN Export from Residential / Industrial / Commercial Developments when Footprints of all Impervious Surfaces are Shown

Impervious Area (acres) =	6.31	TN from Impervious Area (lbs) =	133.77
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9.11	2044 lbs		

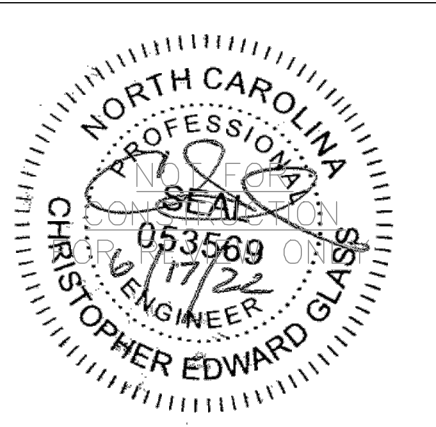
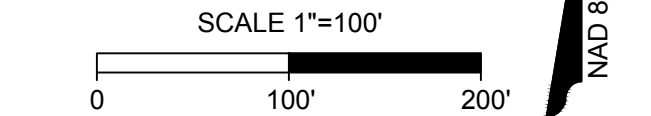
*Underground Detention stand alone removal efficiency = 50% (For reference only)

Nitrogen Loading Calculation Worksheet
Project Name: Oakview Mixed-Use
Date: 02/17/2022
By: TBM
Checked By: CEG
For Quantifying TN Export from Residential / Industrial / Commercial Developments when Footprints of all Impervious Surfaces are Shown

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(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3) * Reduction %
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Imp% of Total Apportioned Area:	0.18	TN Export Coef (lb/acre/yr) =	9.11
Nitrogen Control			
Total Nitrogen Export (lb/acre/yr)	Total Nitrogen Export (lbs) (8.83-3.6)*12.37AC*30yr=		
6.83	1199 lbs		

Predevelopment			
(1) Type of Land Cover	(2) Area (acres)	(3) TN export coeff.	(4) Column (2) * (3) * Reduction %
Impervious Surfaces	6.31	0.024	
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OAKVIEW MIXED-USE DEVELOPMENT

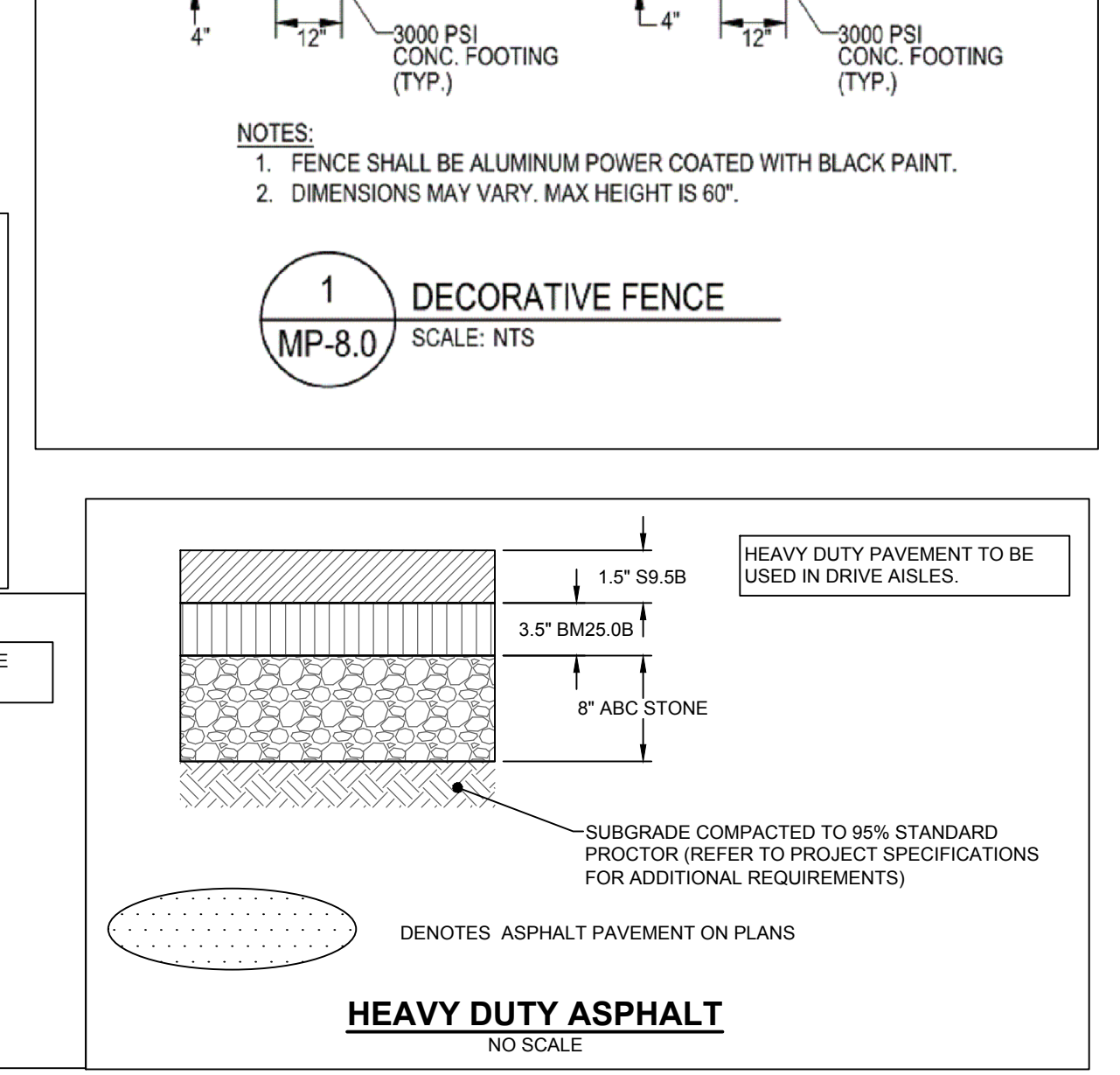
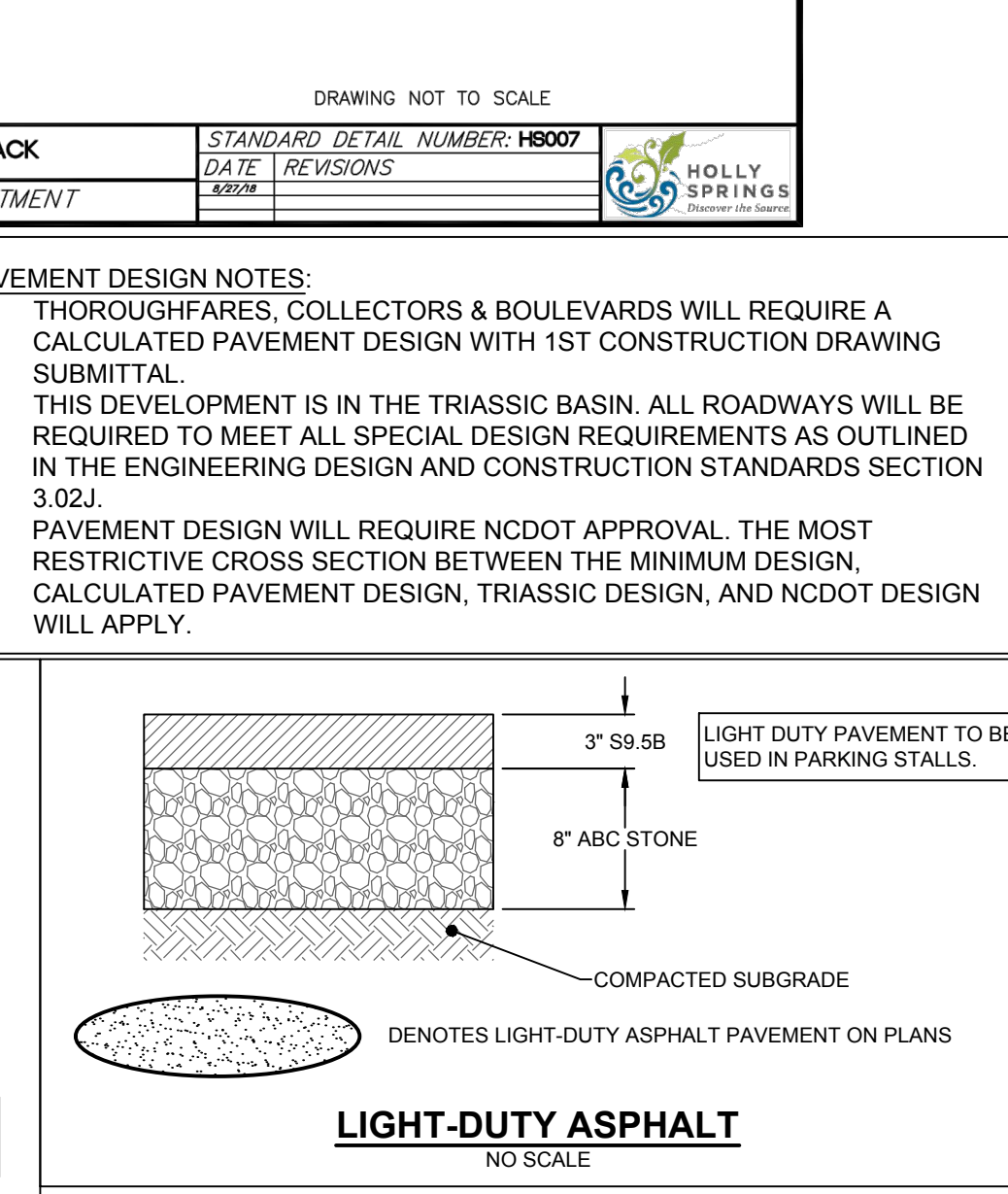
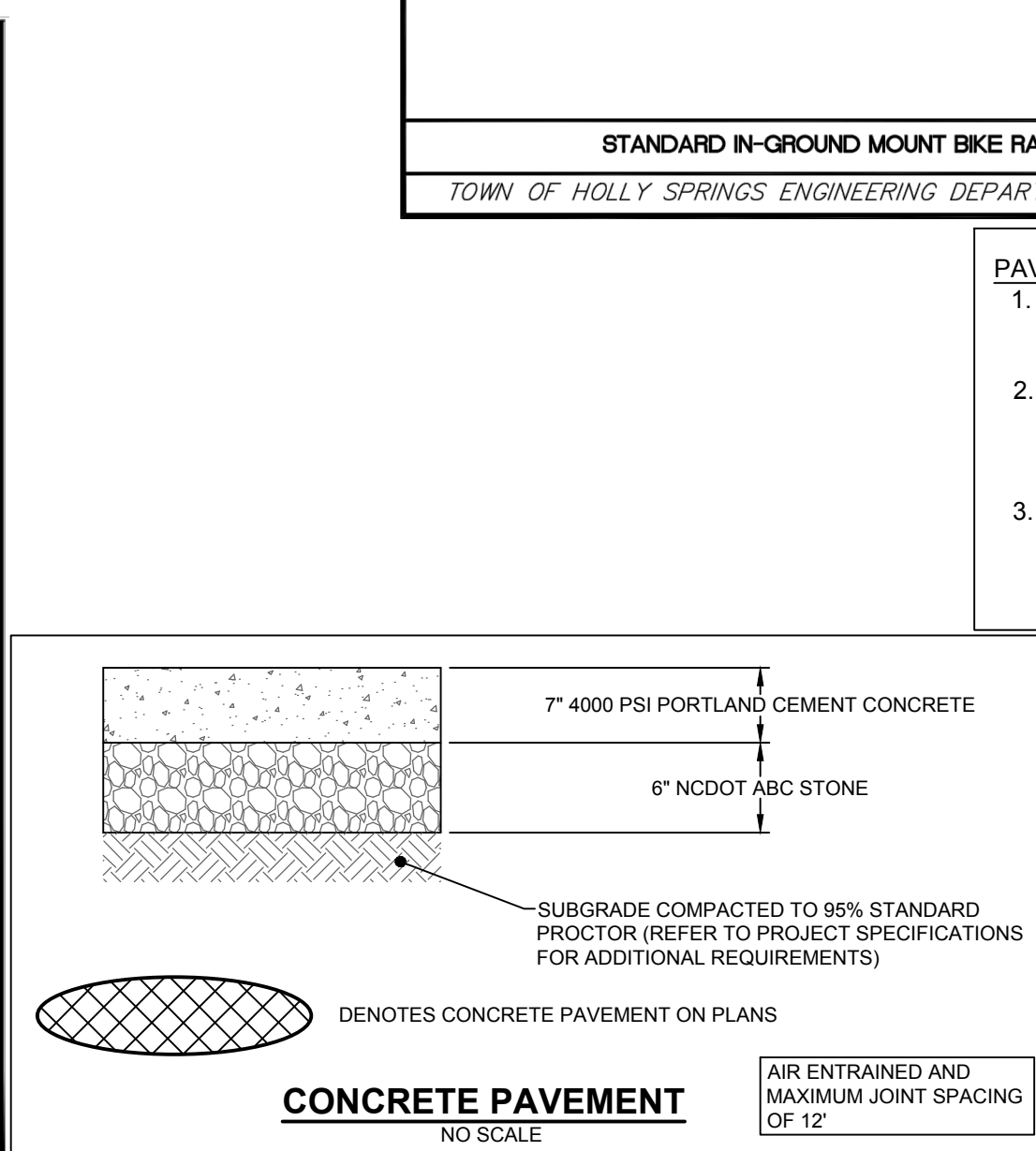
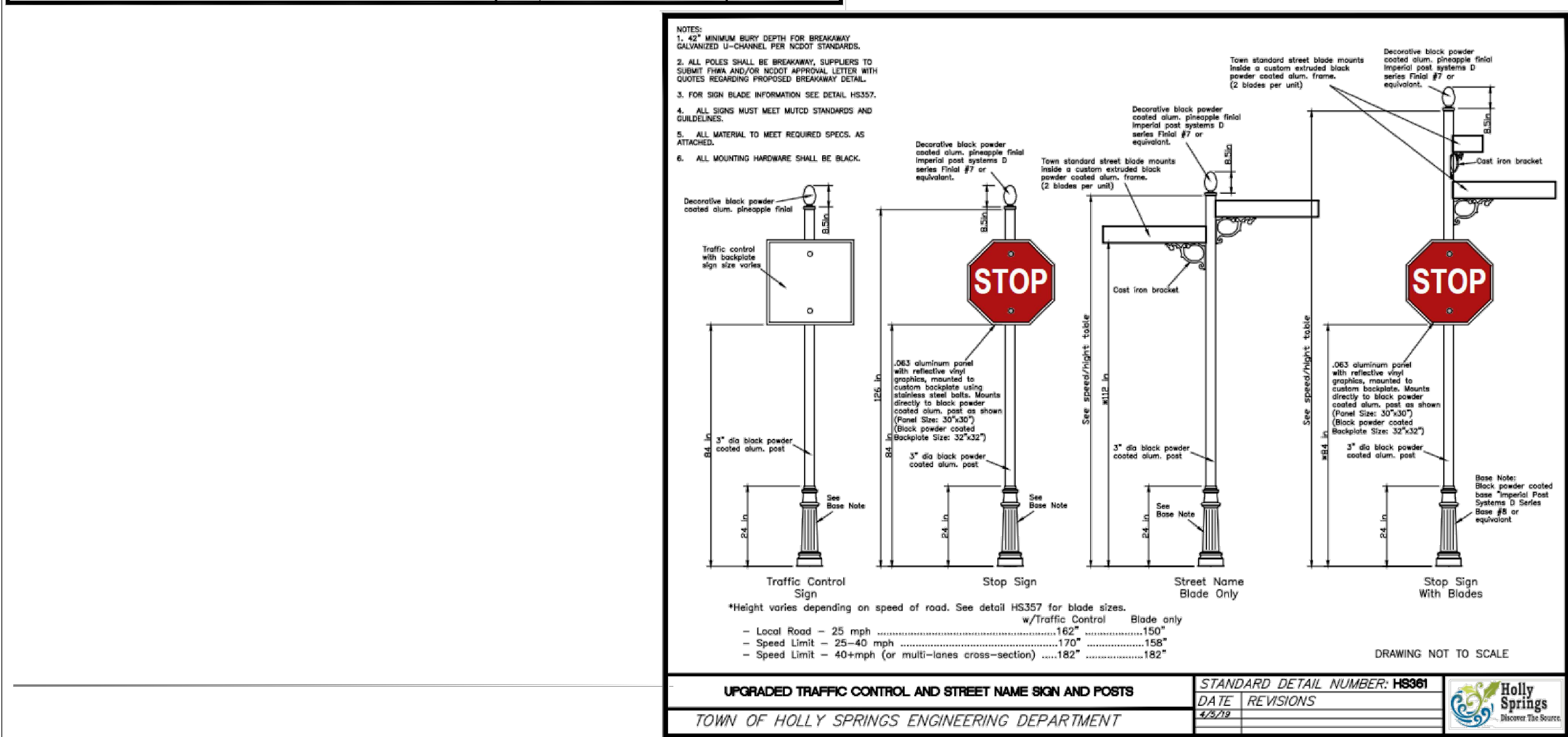
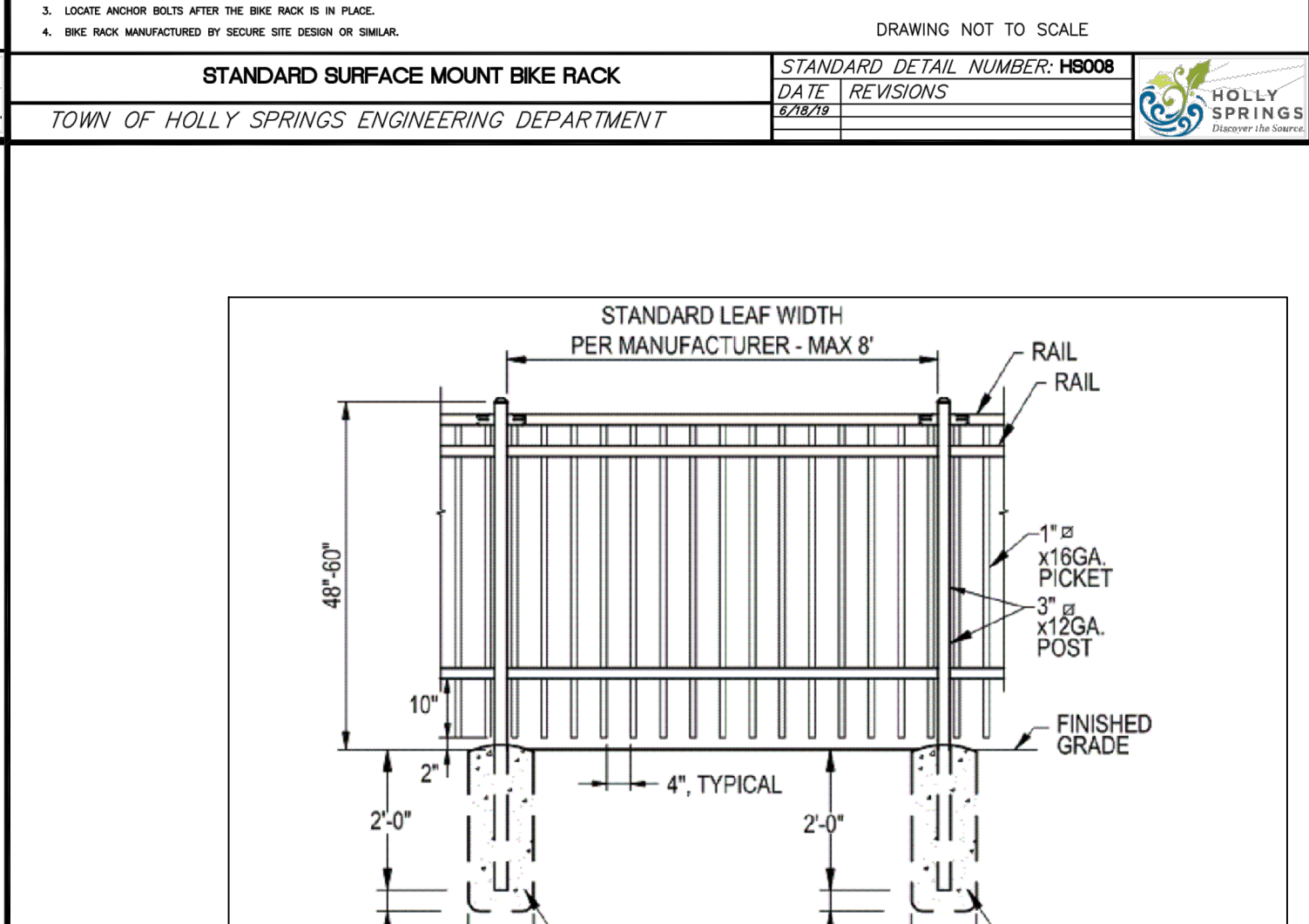
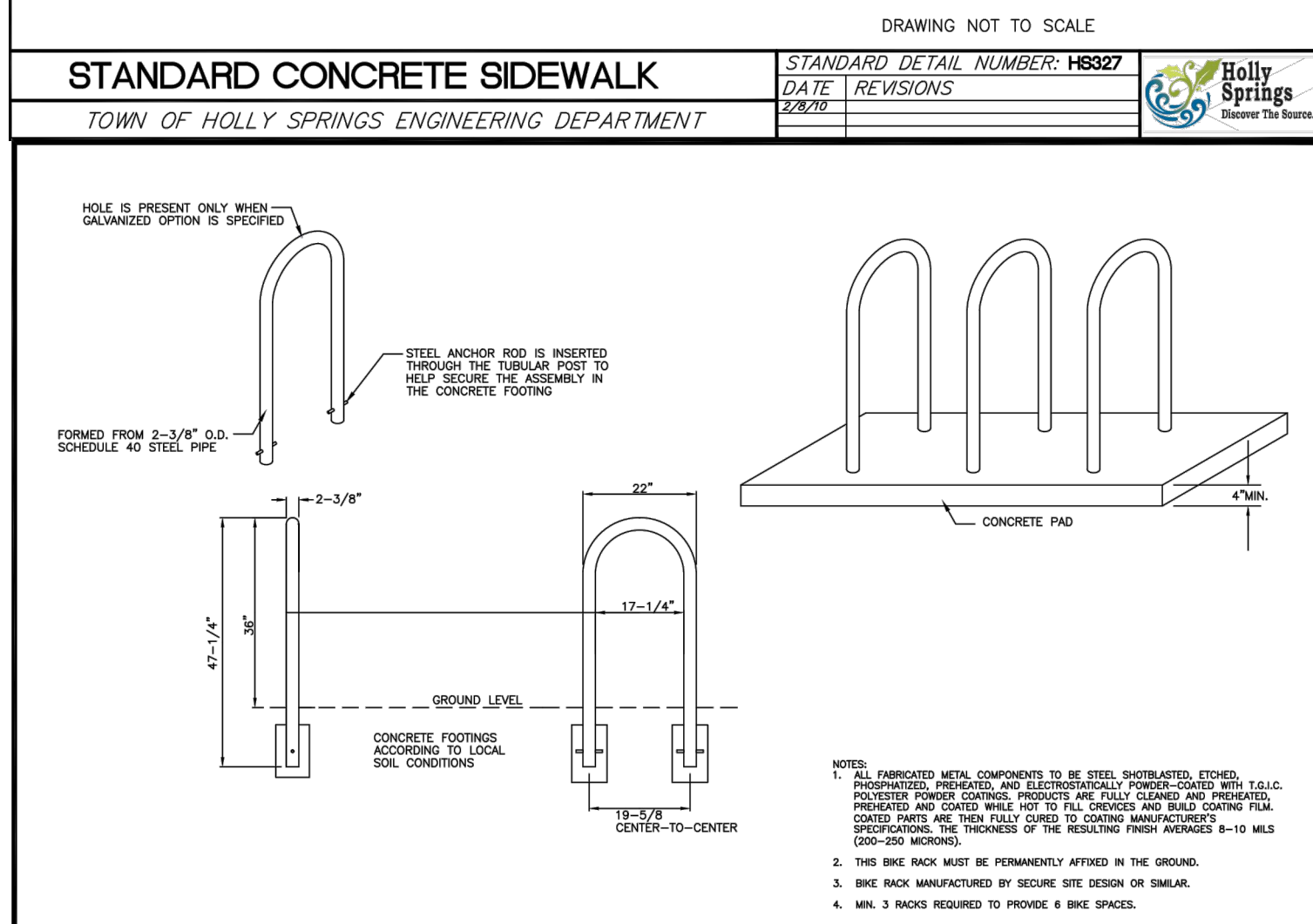
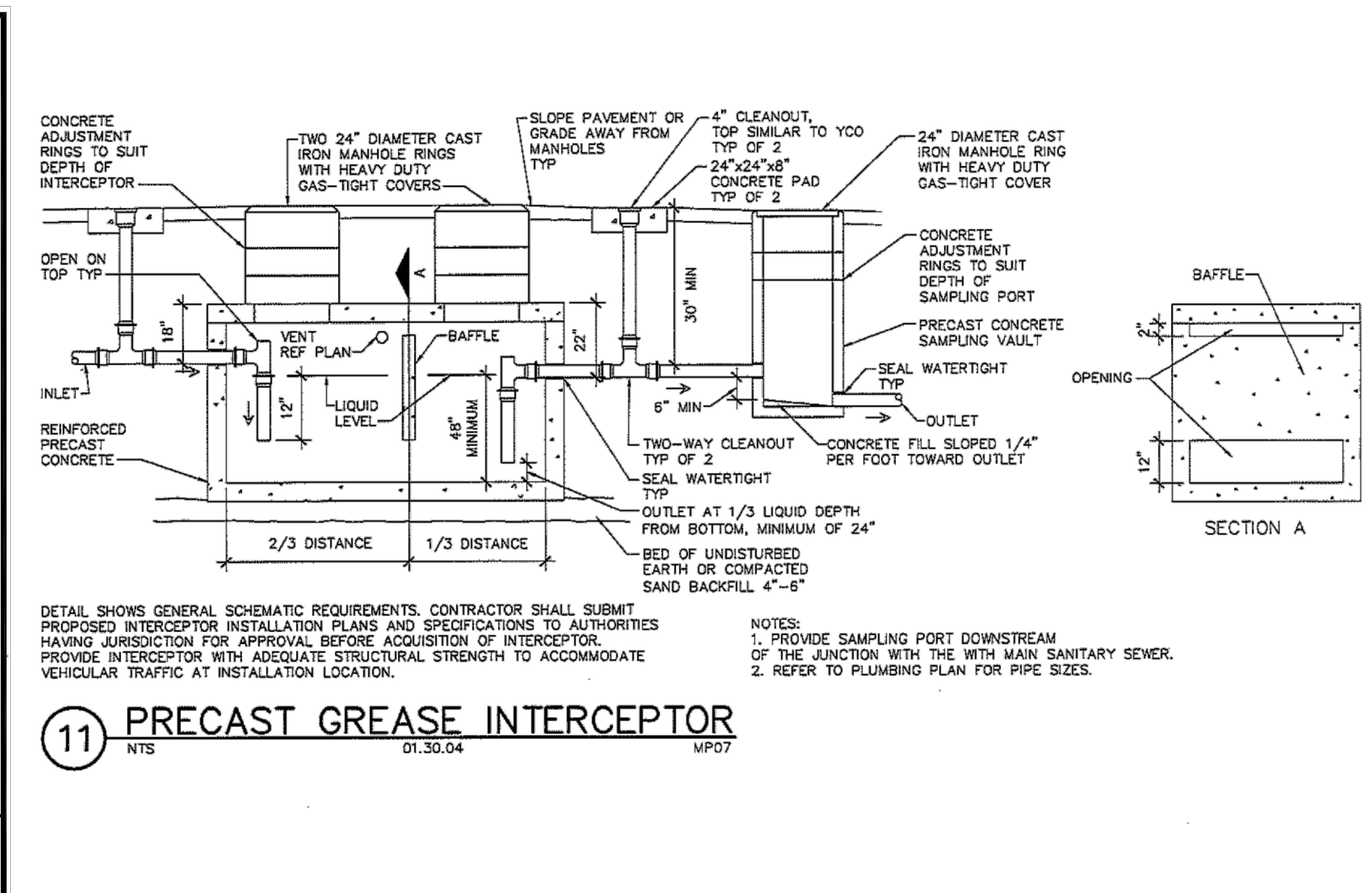
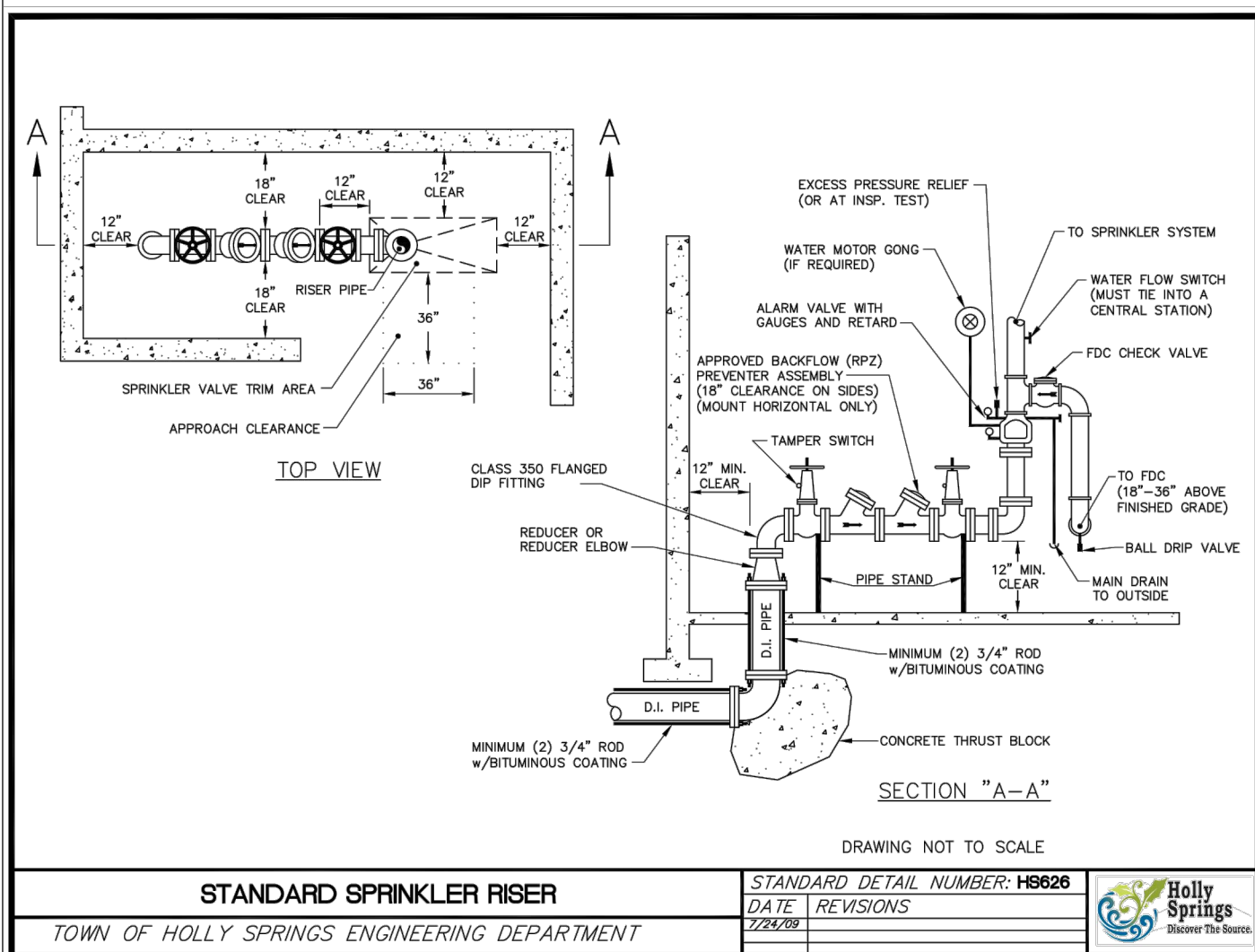
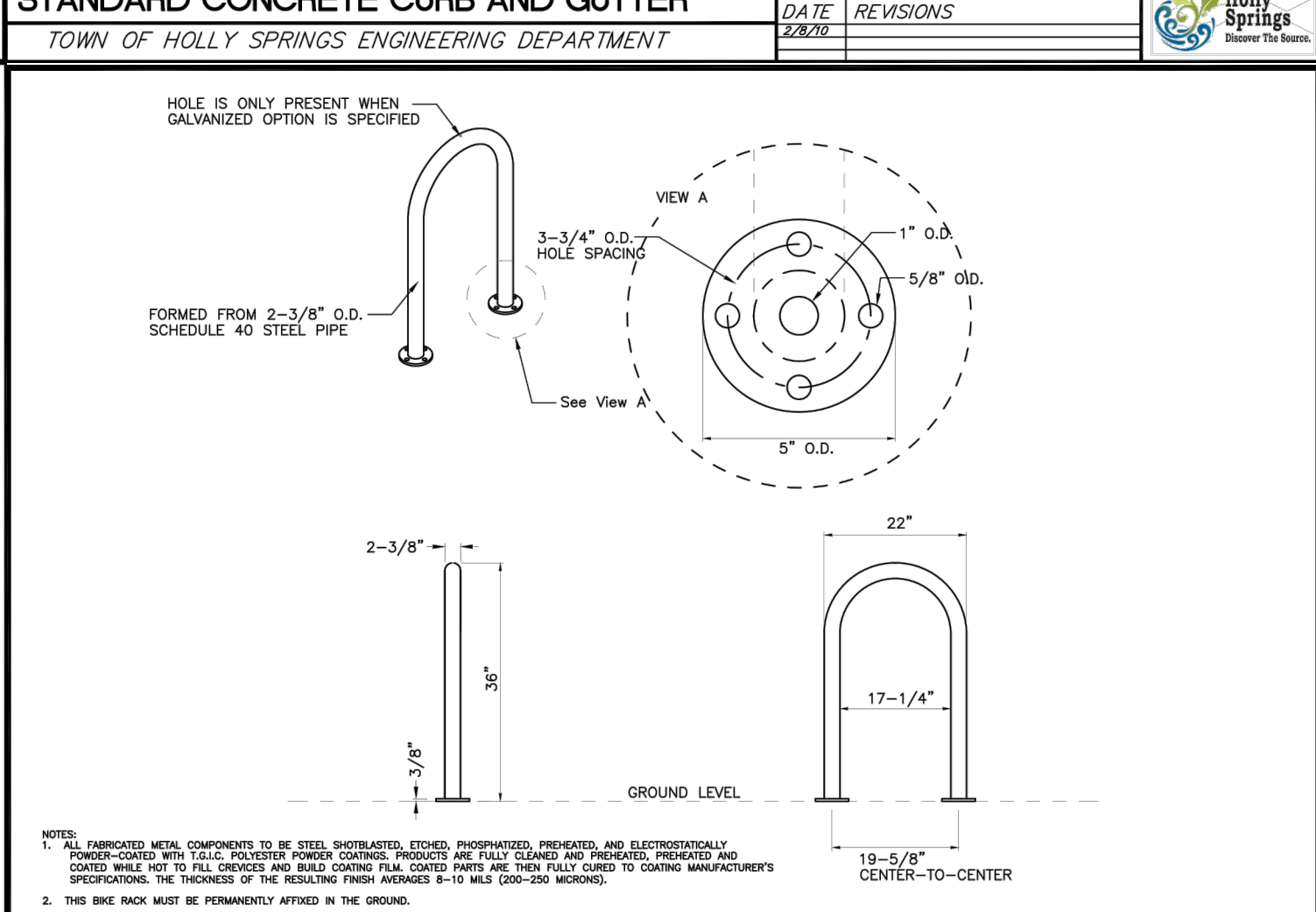
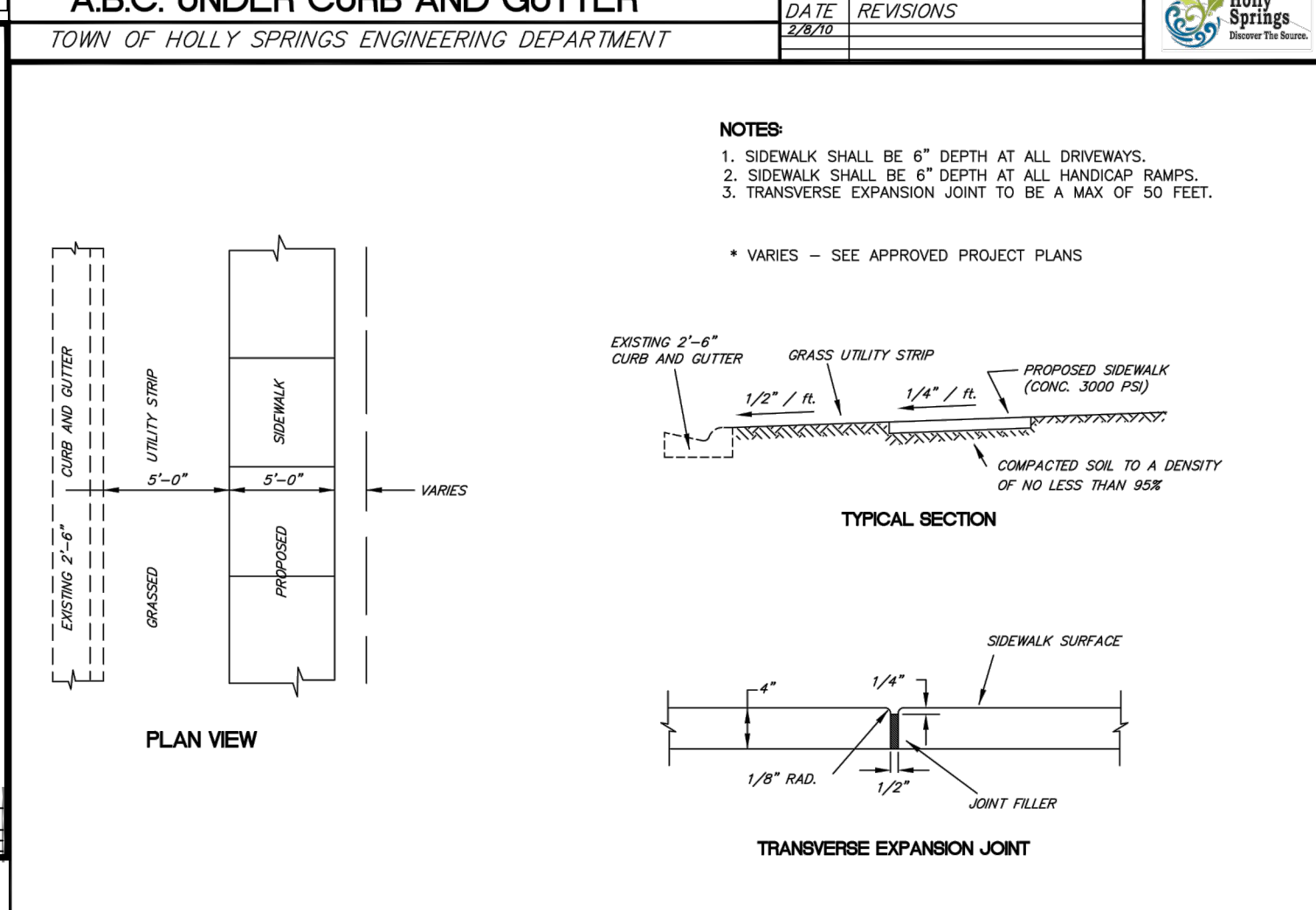
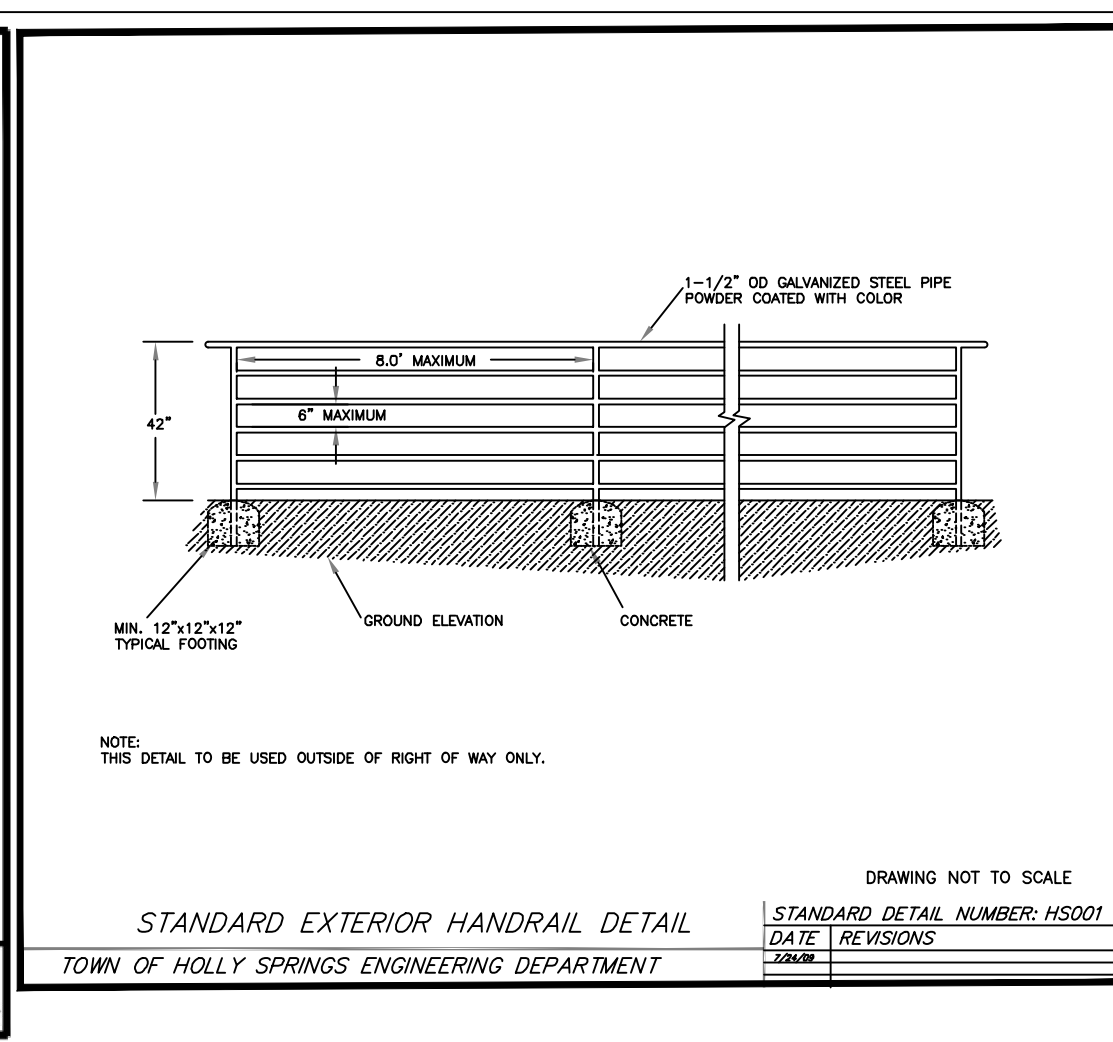
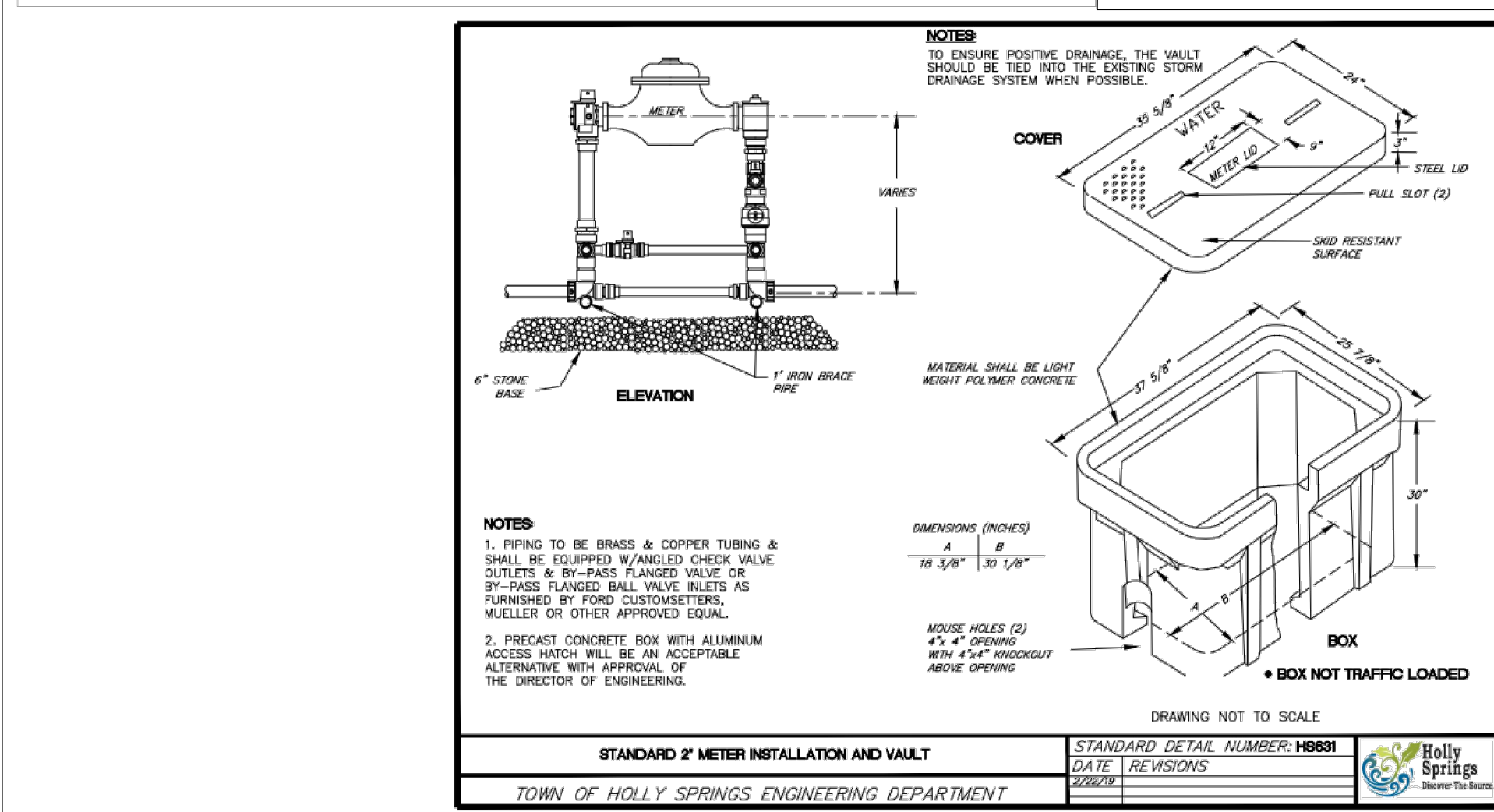
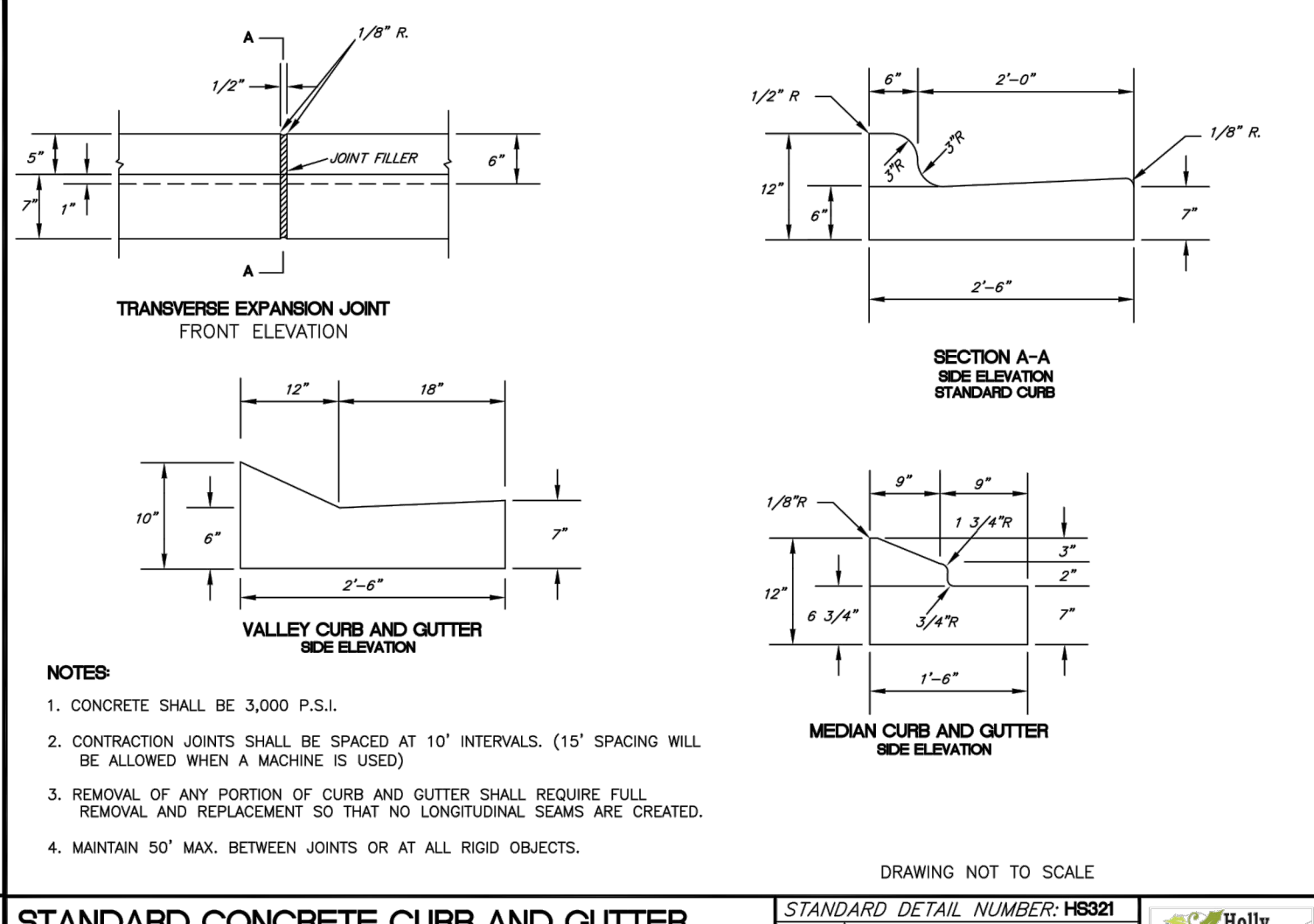
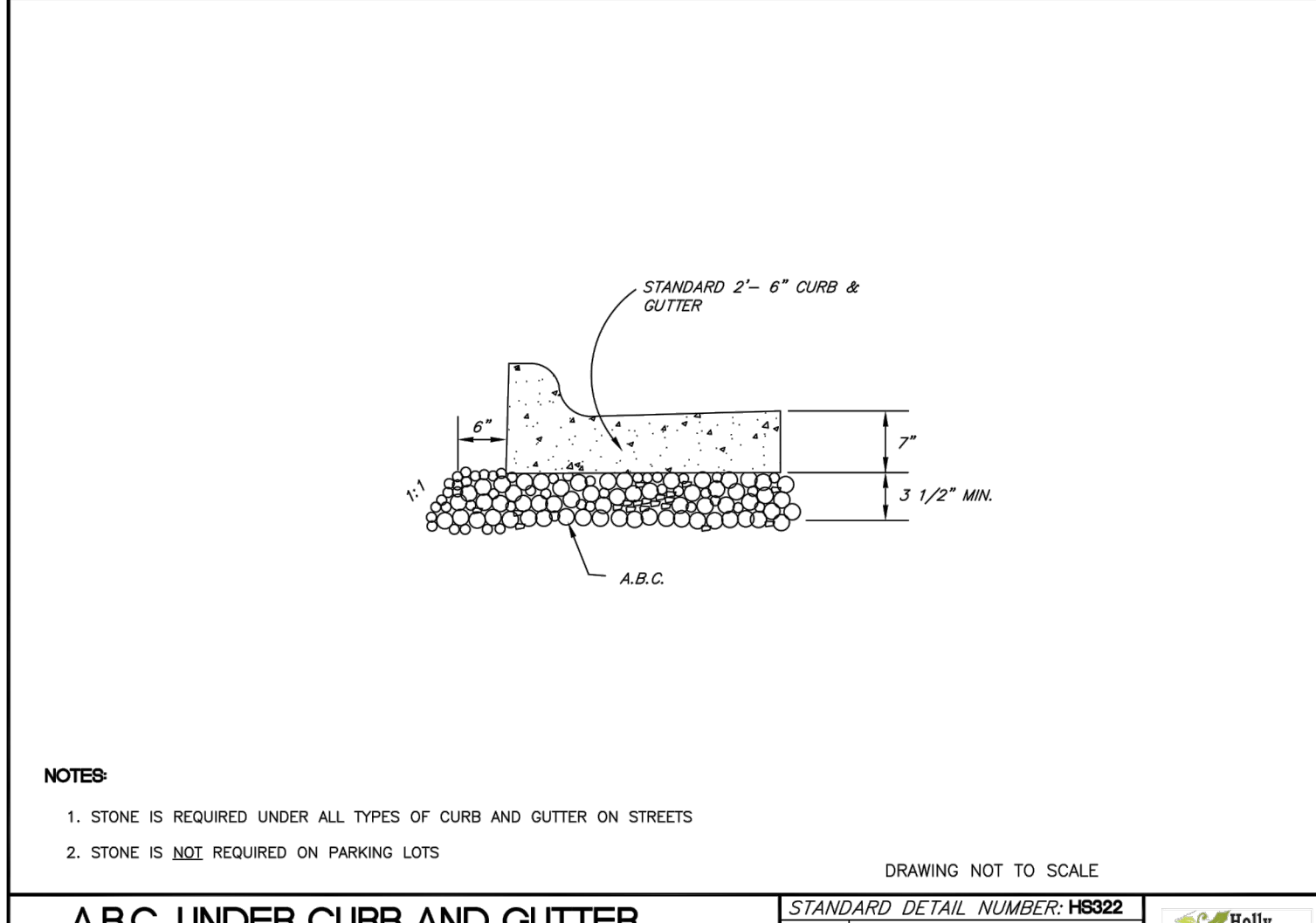
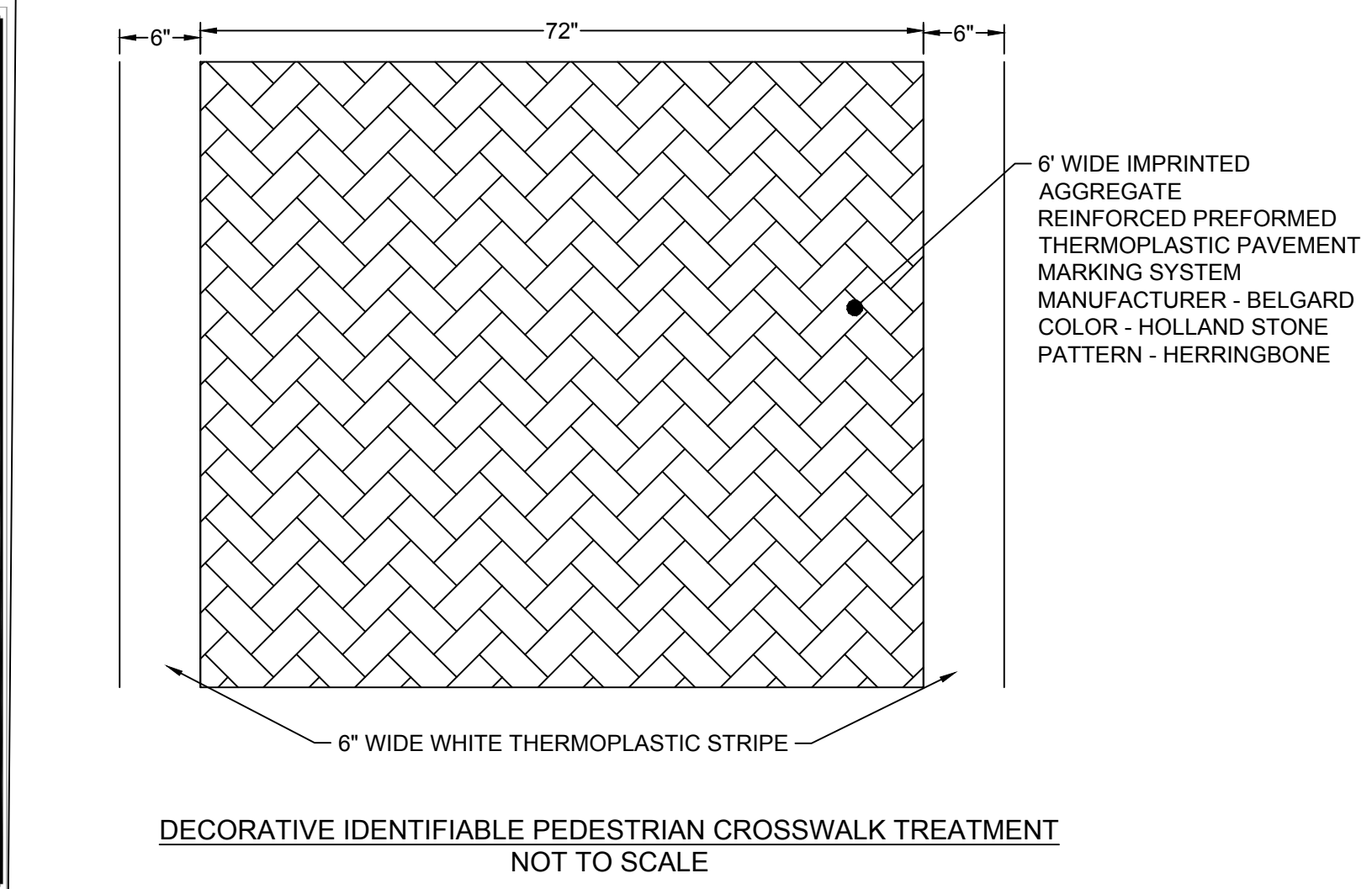
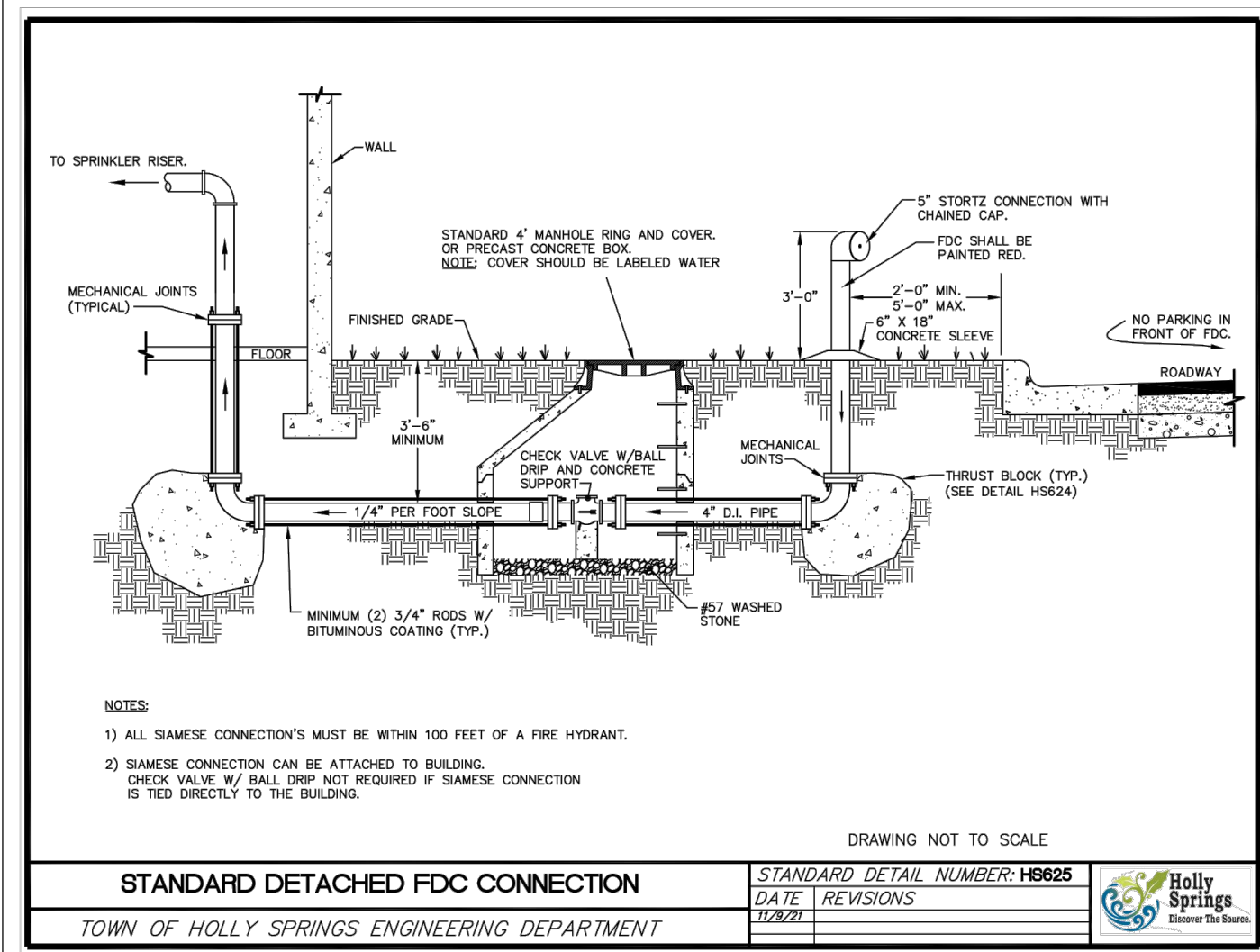
WAKE COUNTY - NORTH CAROLINA

STORMWATER COMPLIANCE PLAN

JOB NO.
48803

SHEET NO.
C4.6

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REVISION DESCRIPTION	
DATE	DESCRIPTION

DATE: 06/17/2022

DRAWN BY:

DESIGNED BY:

CHECKED BY:

SCALE: AS SHOWN

NOTES AND DETAILS

1 DECORATIVE FENCE

MP-8.0 SCALE: NTS

PAVEMENT DESIGN NOTES:

- THOROUGHFARES, COLLECTORS & BOULEVARDS WILL REQUIRE A CALCULATED PAVEMENT DESIGN WITH 1ST CONSTRUCTION DRAWING SUBMITTAL.
- THIS DEVELOPMENT IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02.
- PAVEMENT DESIGN WILL REQUIRE NCDOT APPROVAL. THE MOST RESTRICTIVE CROSS SECTION BETWEEN THE MINIMUM DESIGN, CALCULATED PAVEMENT DESIGN, TRIASSIC DESIGN, AND NCDOT DESIGN WILL APPLY.

CONCRETE PAVEMENT

NO SCALE

LIGHT-DUTY ASPHALT

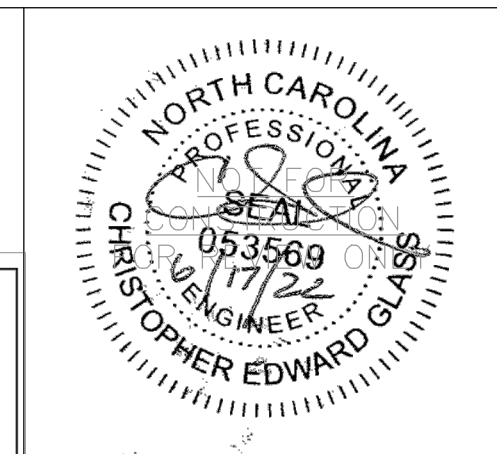
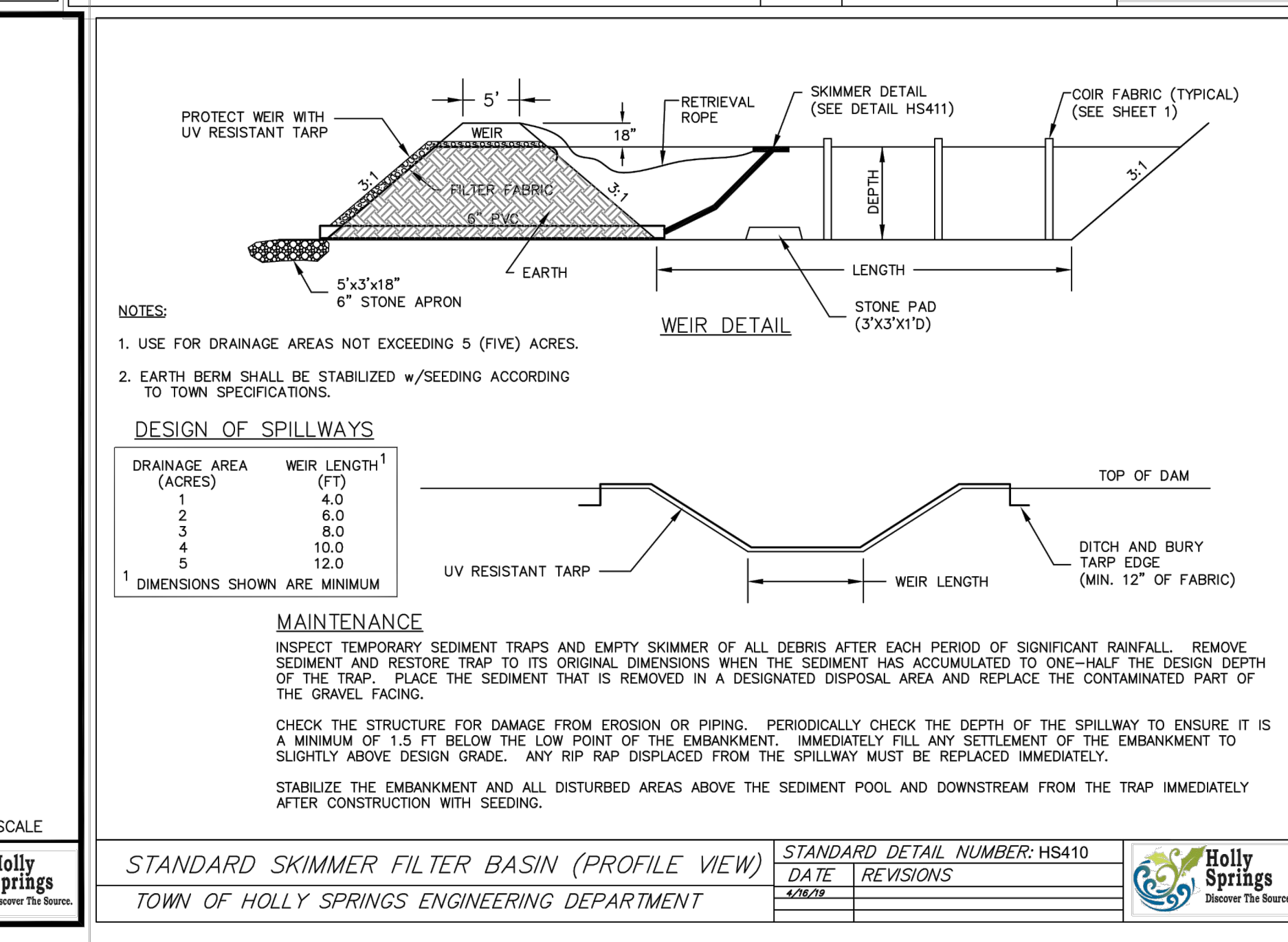
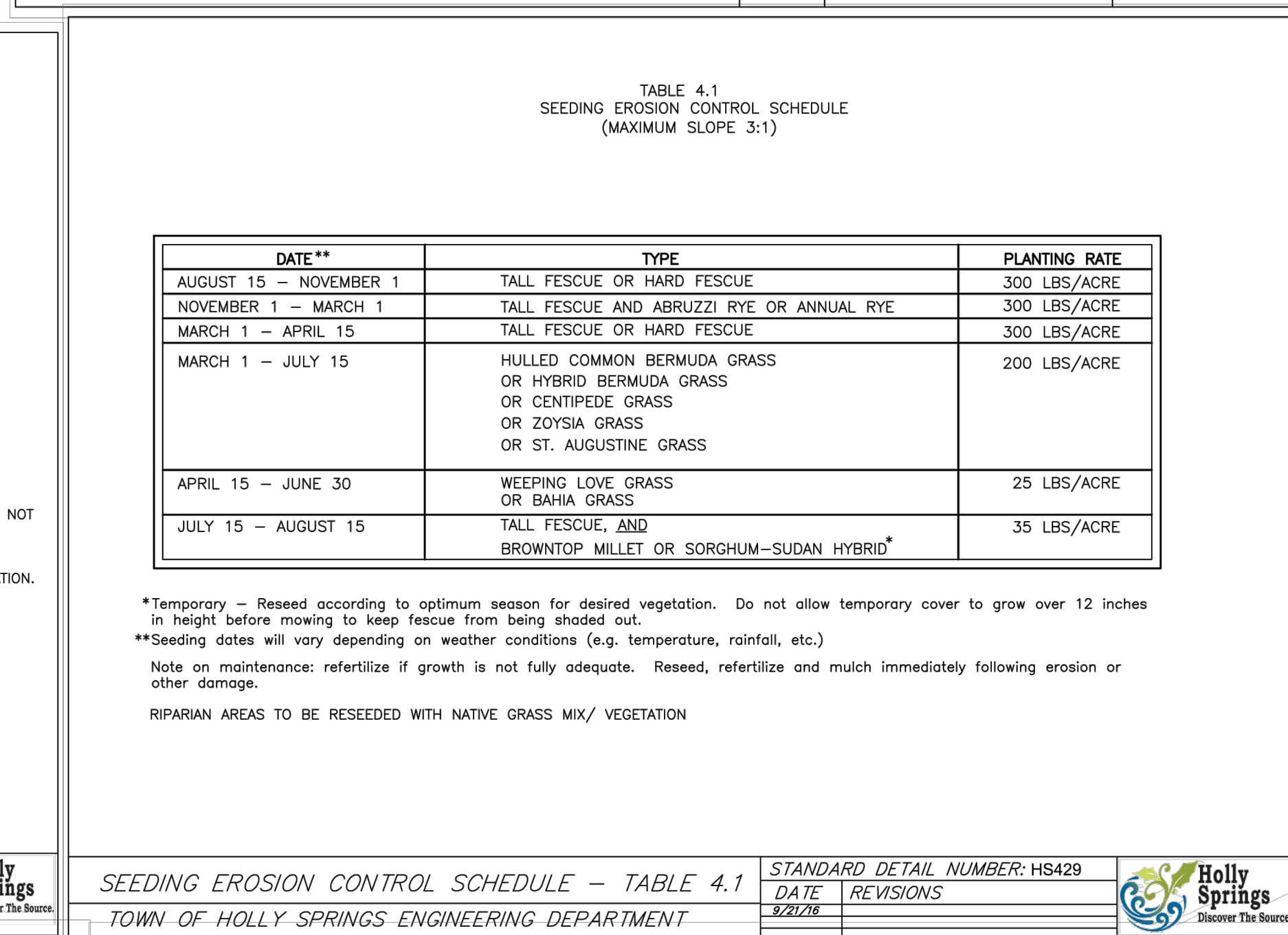
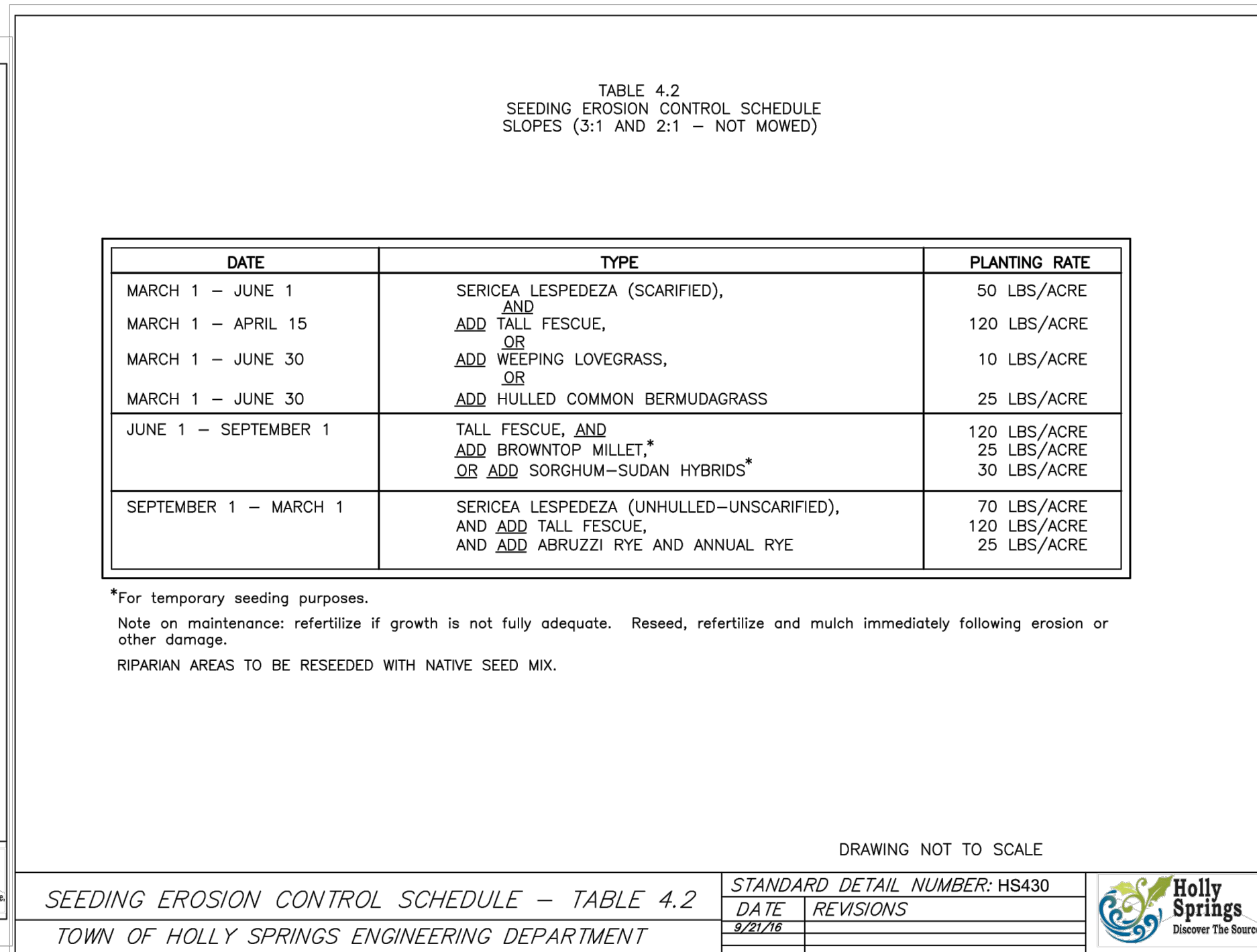
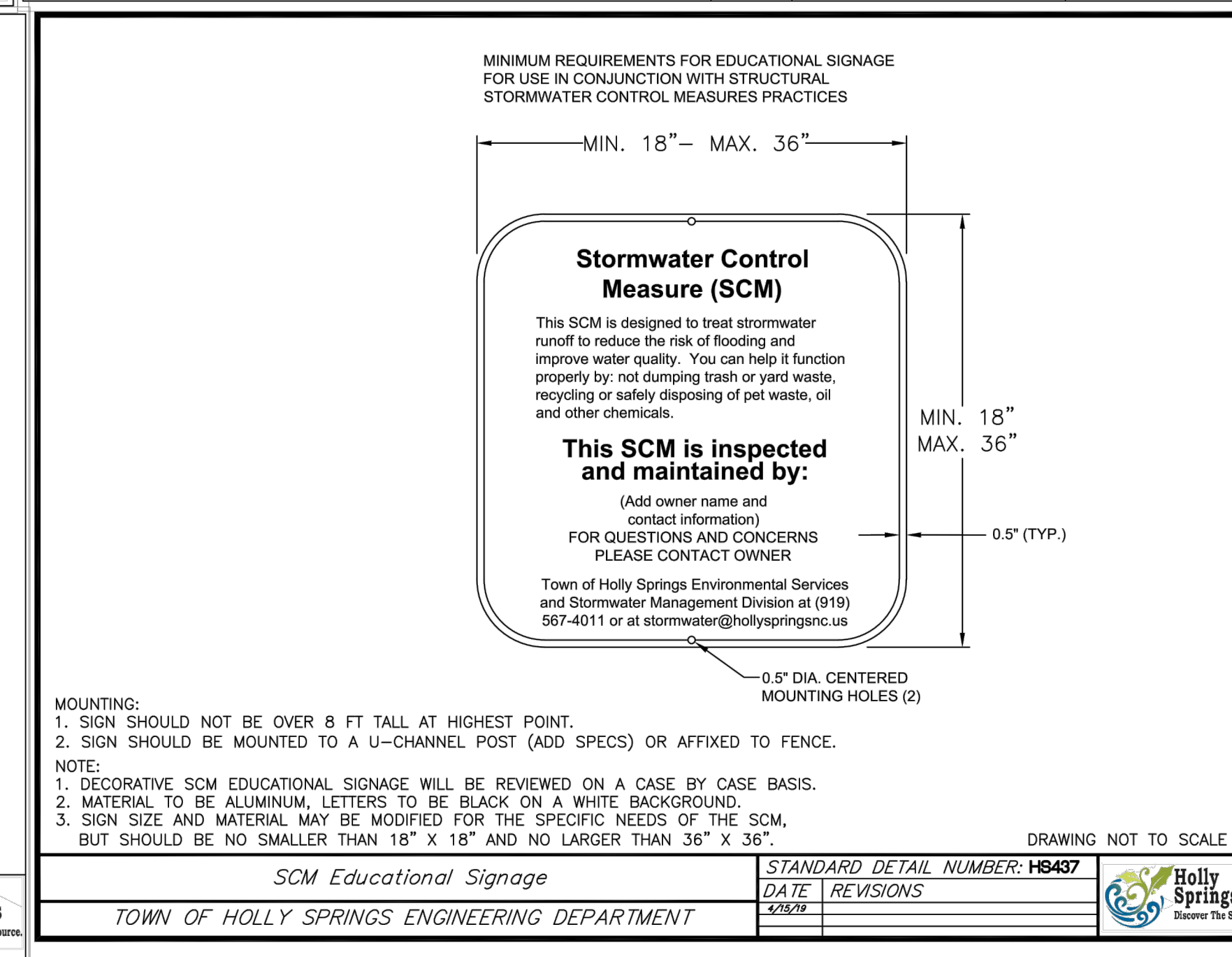
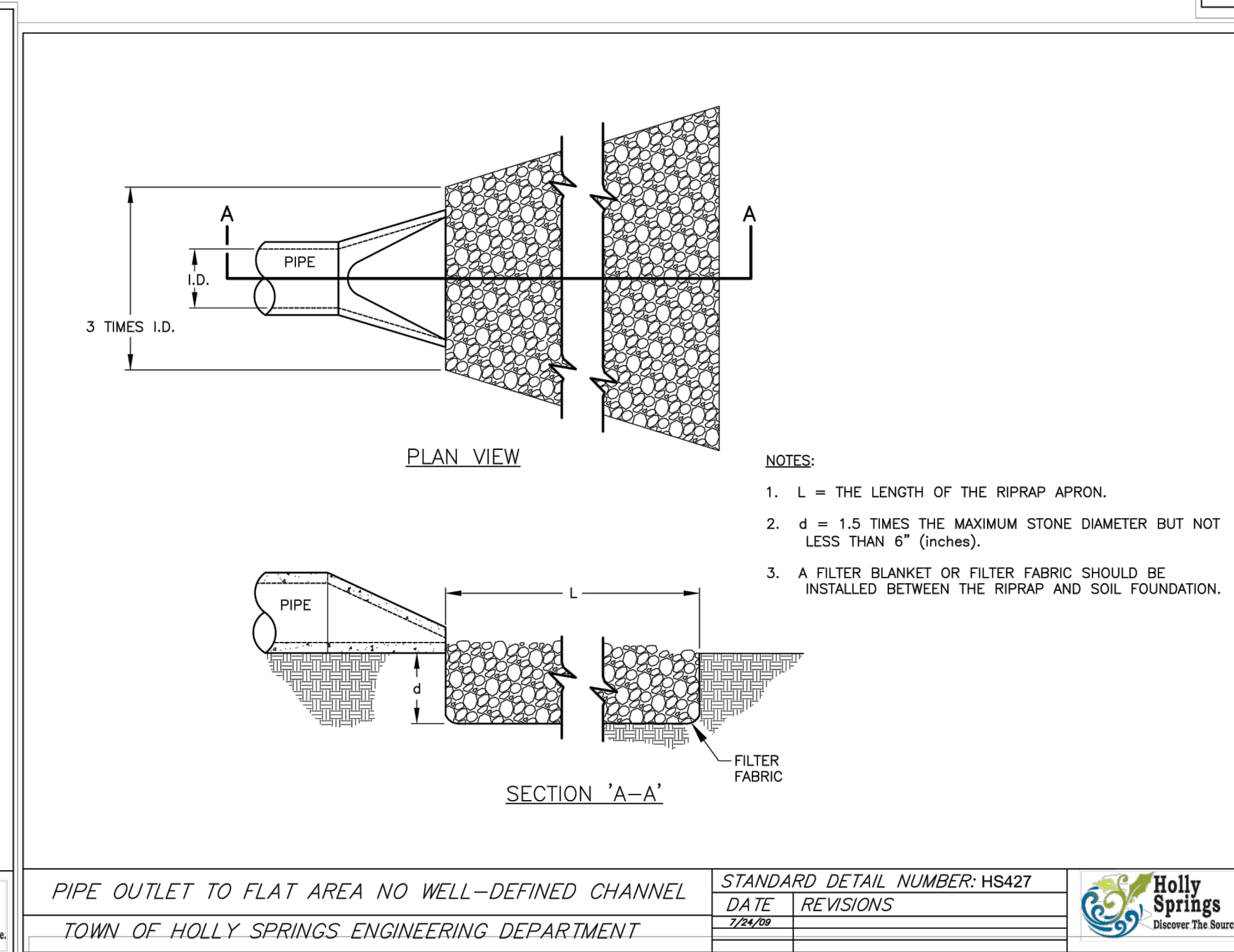
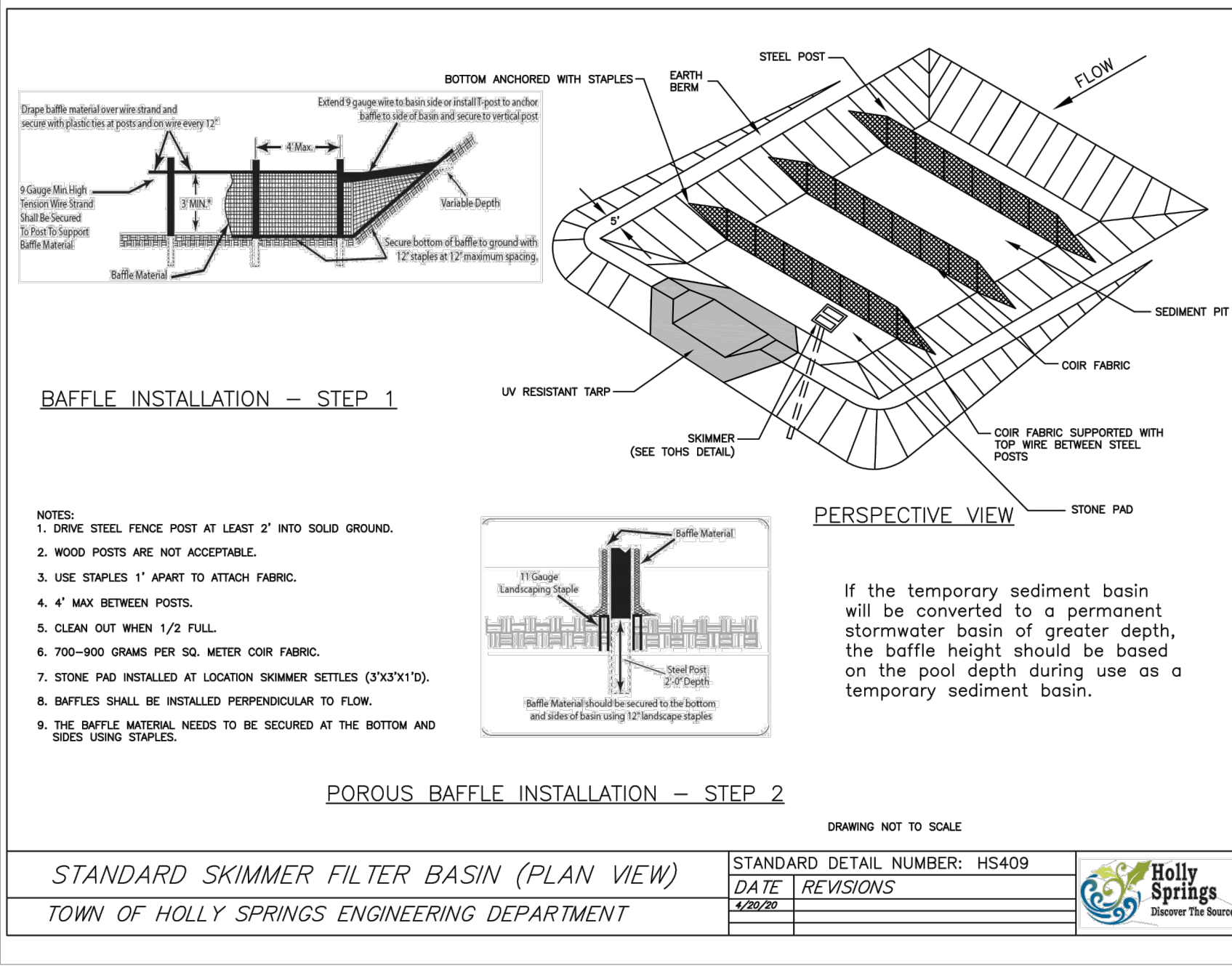
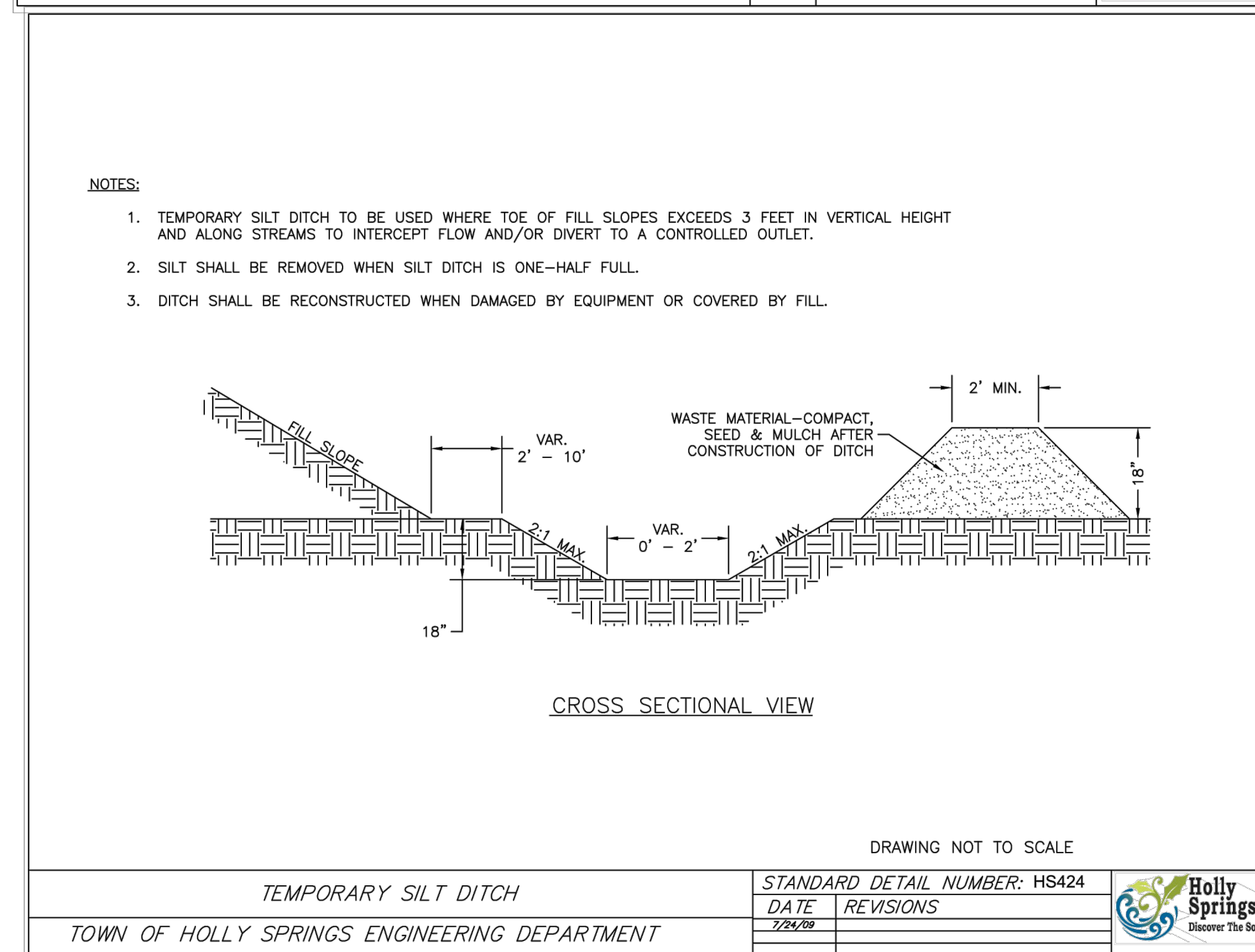
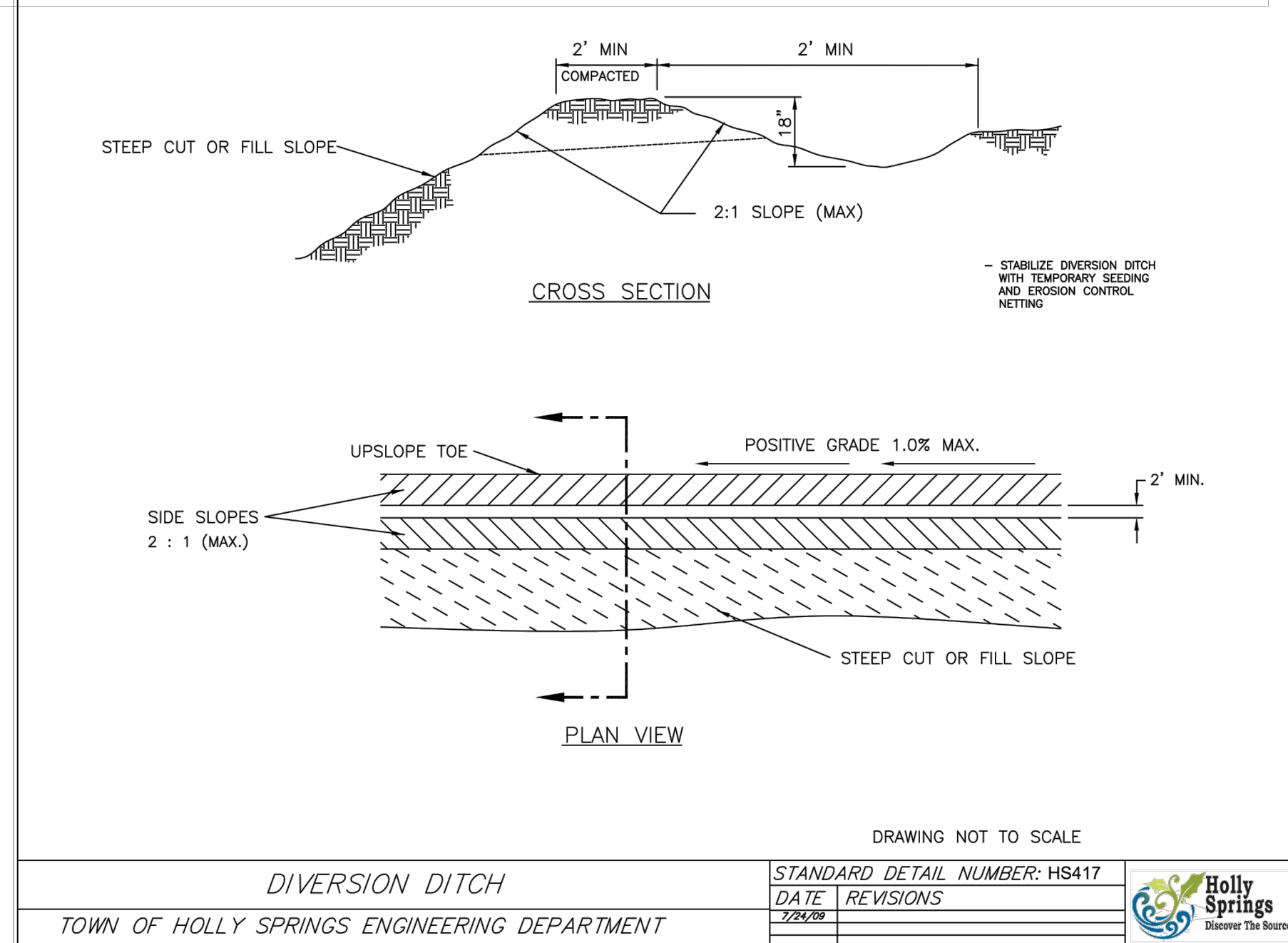
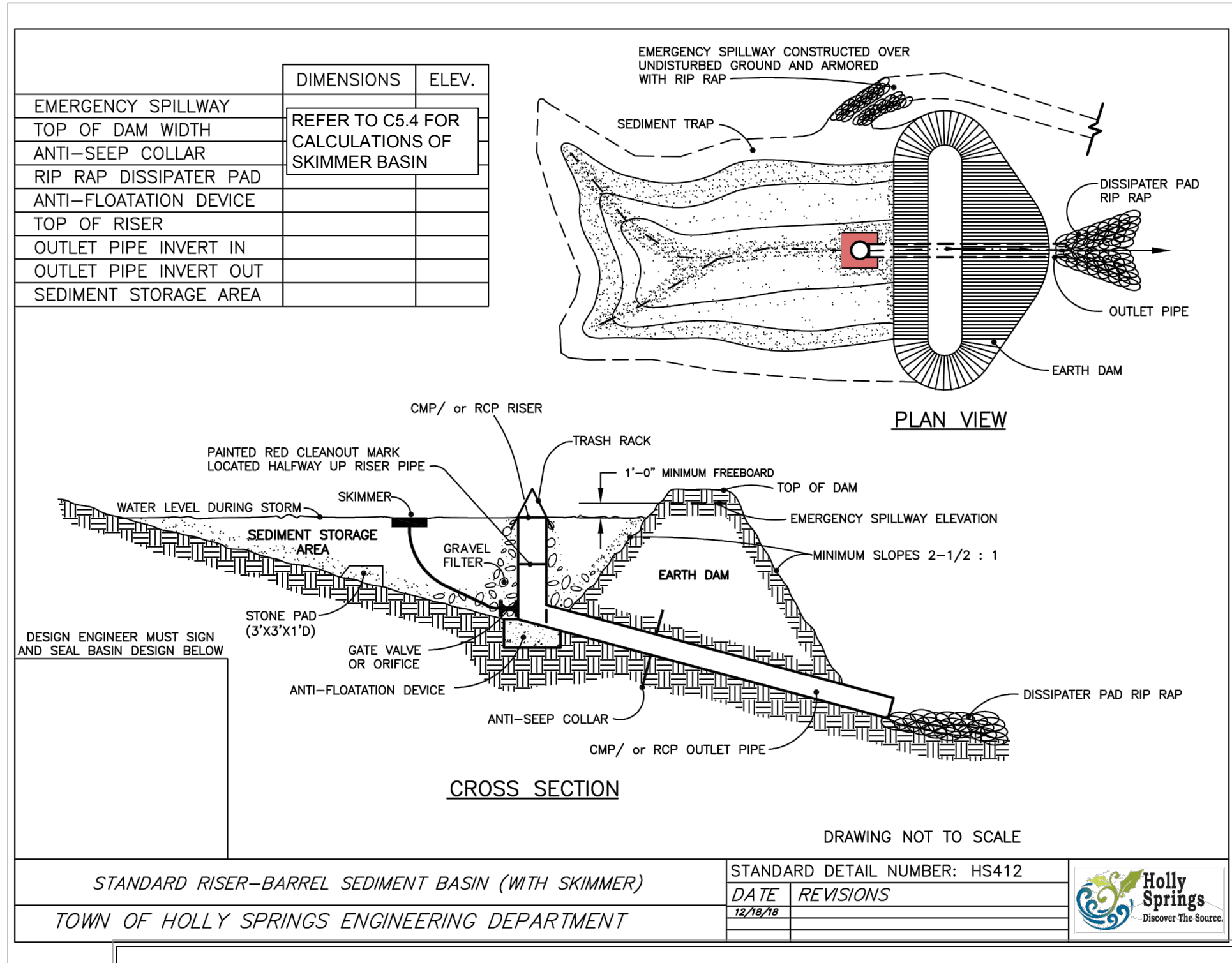
NO SCALE

HEAVY DUTY ASPHALT

NO SCALE

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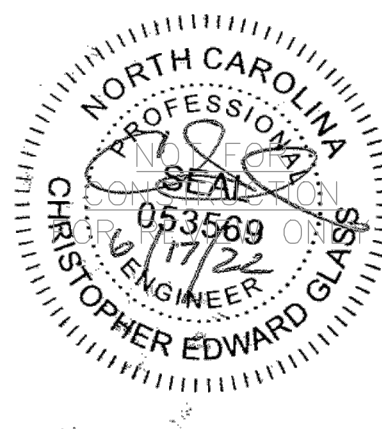
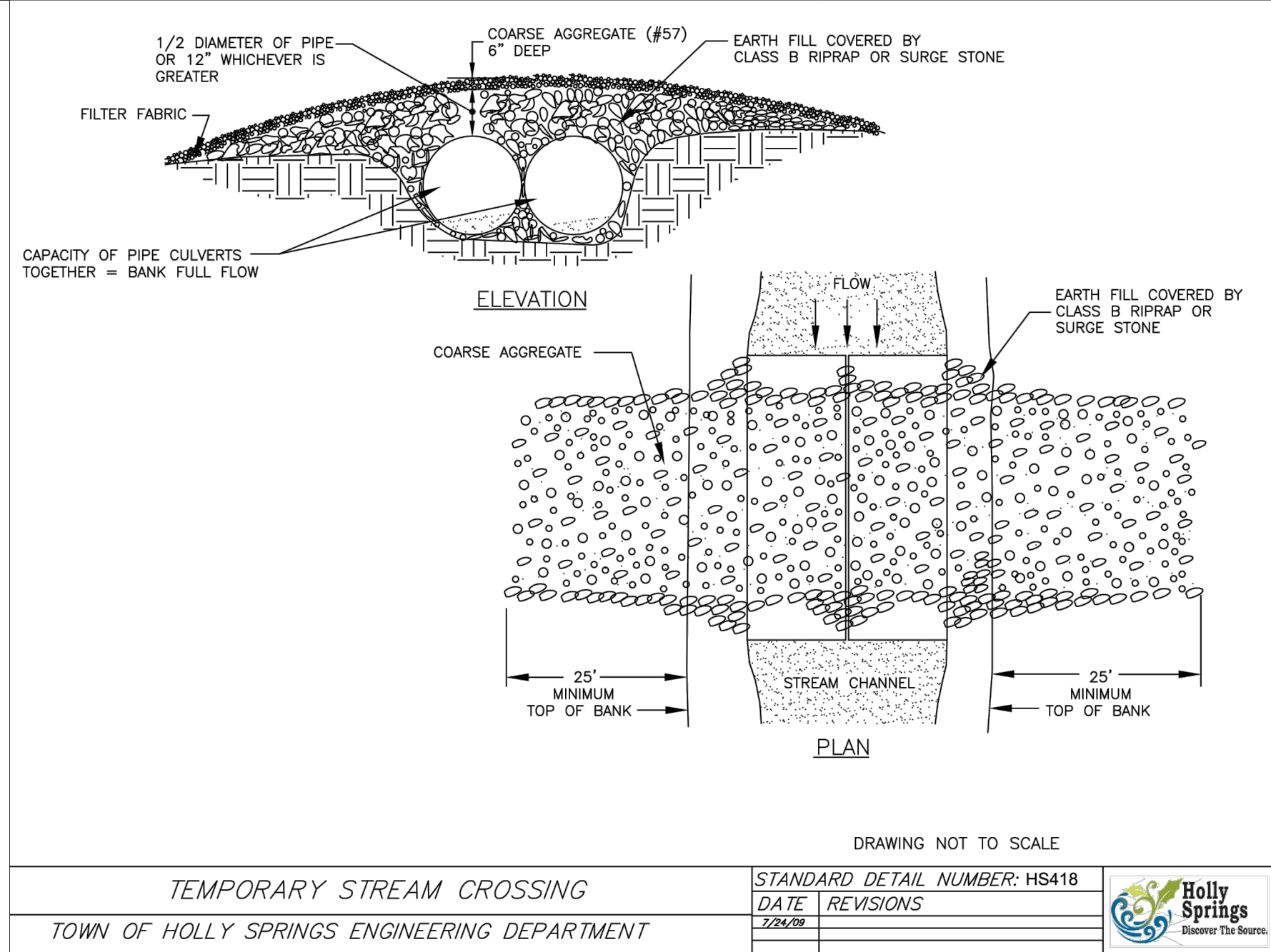
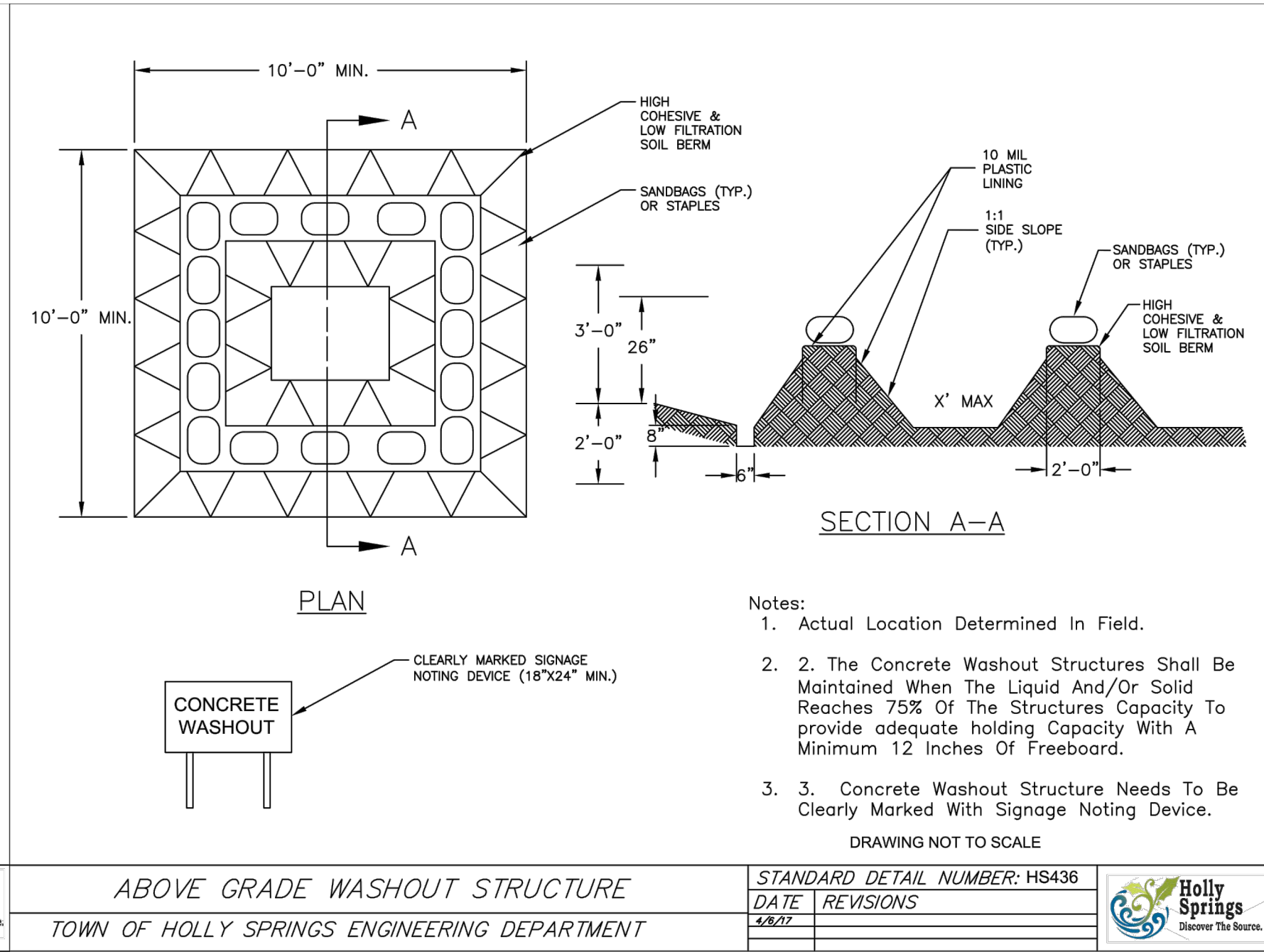
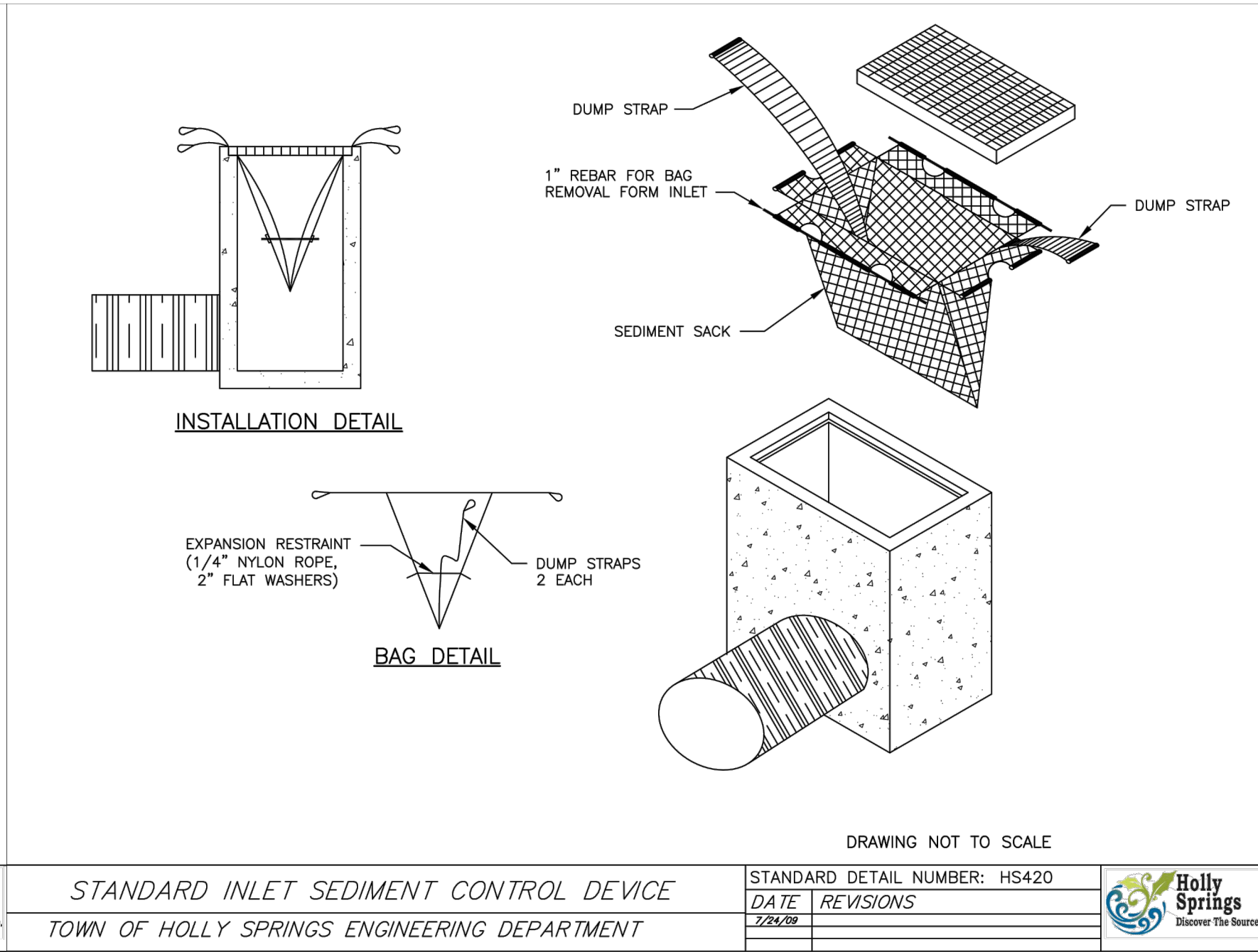
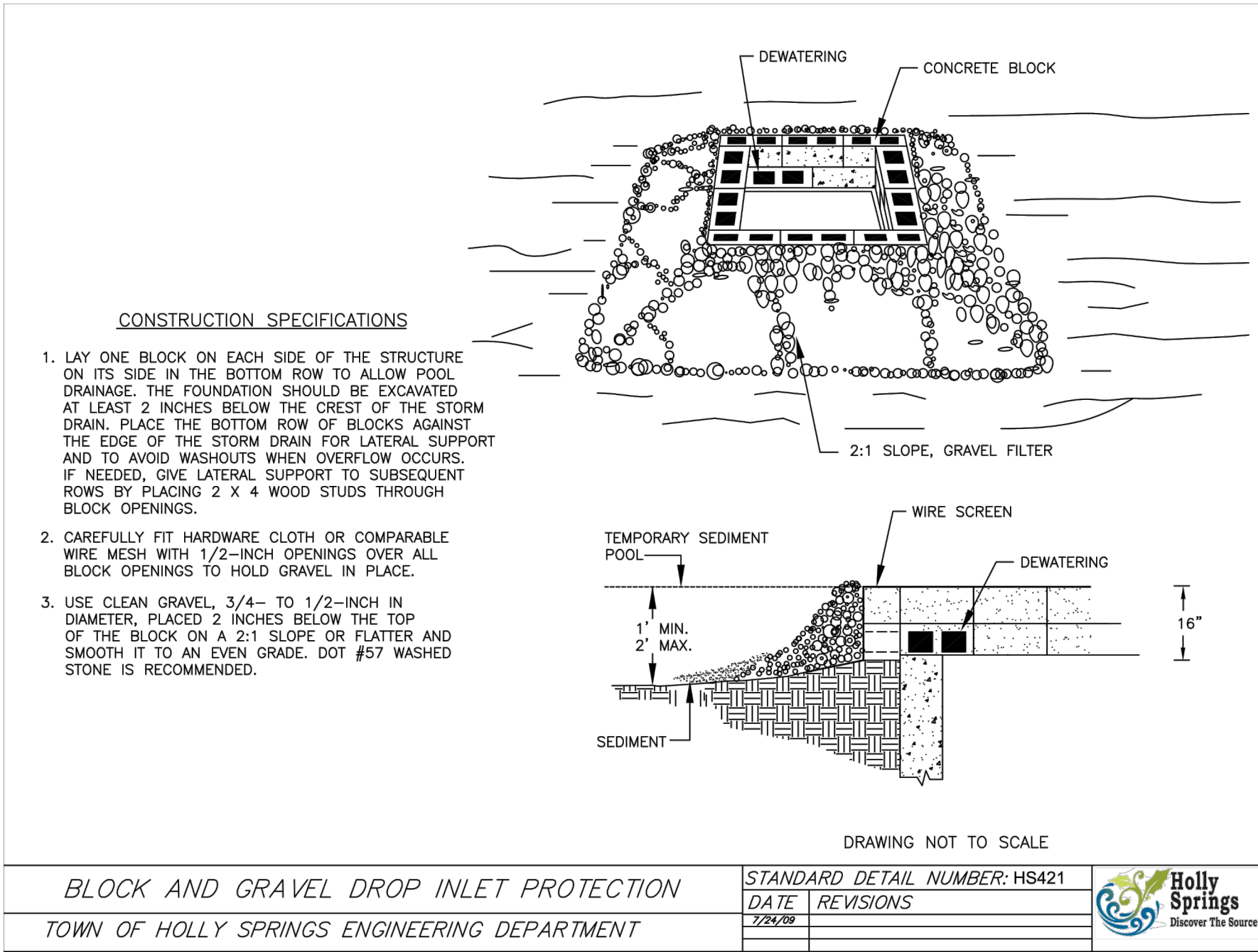
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DESIGNED BY:
CHECKED BY:

SCALE: AS SHOWN

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
EROSION CONTROL NOTES AND DETAILS

JOB NO. 48803
SHEET NO. C5.2

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DATE

REVISION DESCRIPTION

DATE

DATE

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

EROSION CONTROL NOTES AND DETAILS

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PROJECT SUMMARY

COLLECTION DETAILS

- LOADING = HS20R45
- APPROX. LINEAR FOOTAGE = 300 LF

STORAGE SUMMARY

- STORAGE VOLUME REQUIRED = 14,000 CF
- PIPE STORAGE VOLUME = 6,890 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 5,890 CF

PIPE DETAILS

- DIAMETER = 60"
- CORRUIGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 30"

BACKFILL DETAILS

- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2 1/2" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAIL PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

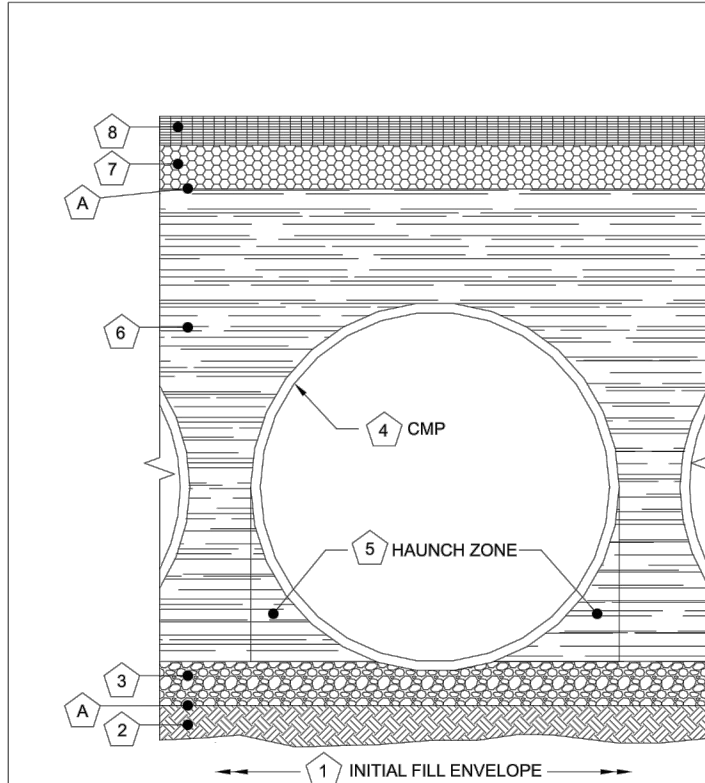
DATE	REVISION DESCRIPTION	BY



ASSEMBLY SCALE: 1" = 10'

DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM

PROJECT NO.	11767	REV. NO.	18219	DATE	6/17/2022
DESIGNED	DYO	DRAWN	DYO	APPROVED	DYO
CHECKED	DYO	APPROVED	DYO		
SHEET NO.					1



Material Location	Description	Material Designation	Designation
Backfill	Rigid or Flexible Pavement (if applicable)		
Bedding	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types
Bedding Stone	Well graded granular material which may contain small amounts of silt or clay.	AASHTO M 145-A-1, A-2, A-3	Placed in 8" loose lifts and compacted to 90% Standard Proctor Per AASHTO T 99
Bedding Stone	Well graded granular bedding material minimum particle size of 5"	AASHTO M 43, 3.557 A-467, 5.56, 5.7	Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, well-sorted, well-graded & granular material. For each pipe it is recommended to be placed on a relatively flat bottom or thin-grade the foundation to a slight v-shape. Unavailable material should be over-excavated and replaced with a 4" layer of well-graded & granular stone per the material designation. See AASHTO 26.3.1.1, 26.3.3 Bedding Info.
Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types

* Note: Backfill using controlled low-strength material (CLSM) "Thin Rib" or "Rosaire Rib" when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.

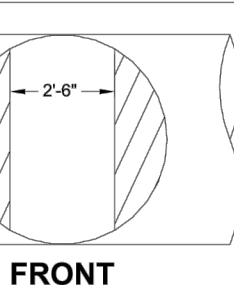
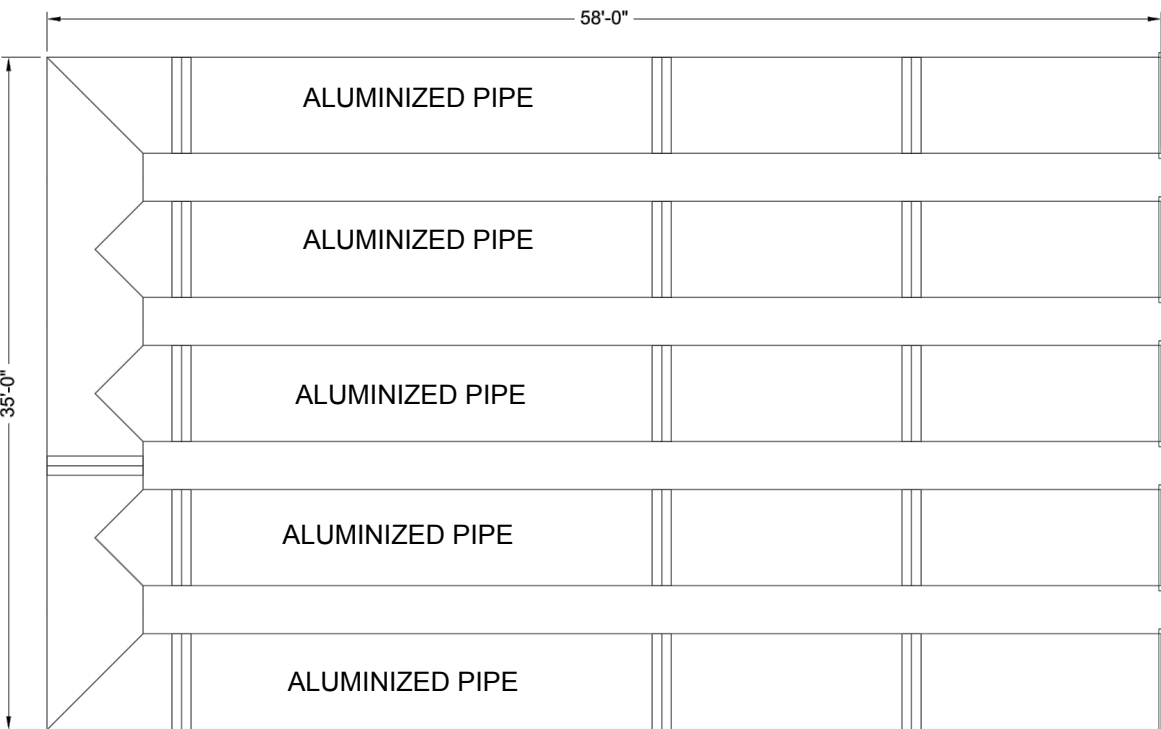
- MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT
- FOUNDATION/BEDDING PREPARATION
- PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.
- HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

BACKFILL
WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO (2) FT DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.
OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

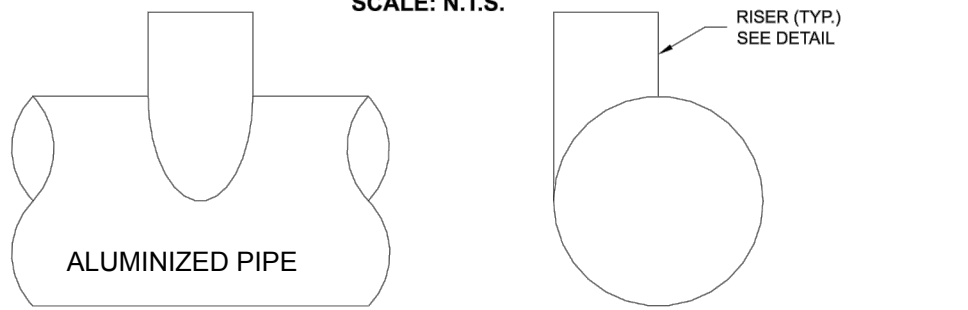


DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM

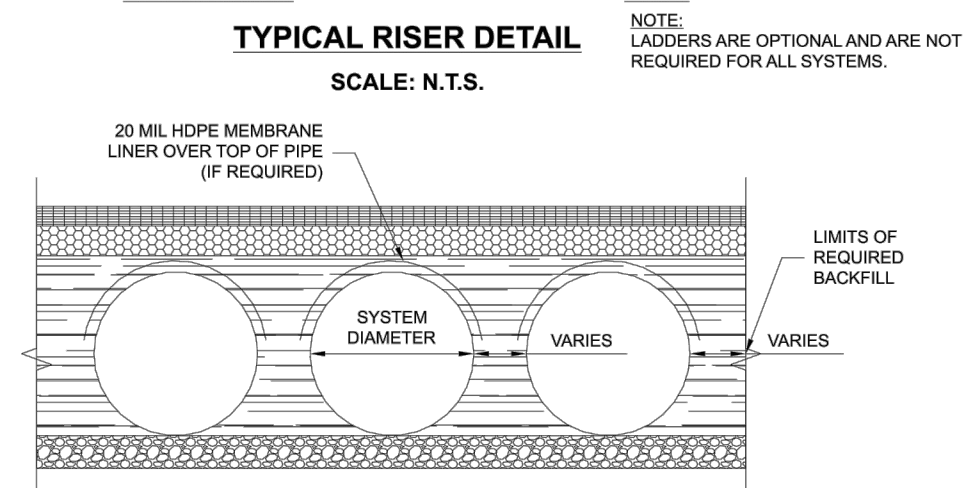
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DESIGNED	DYO	DRAWN	DYO	APPROVED	DYO
CHECKED	DYO	APPROVED	DYO		
SHEET NO.					1



TYPICAL MANWAY DETAIL SCALE: N.T.S.



TYPICAL RISER DETAIL SCALE: N.T.S.



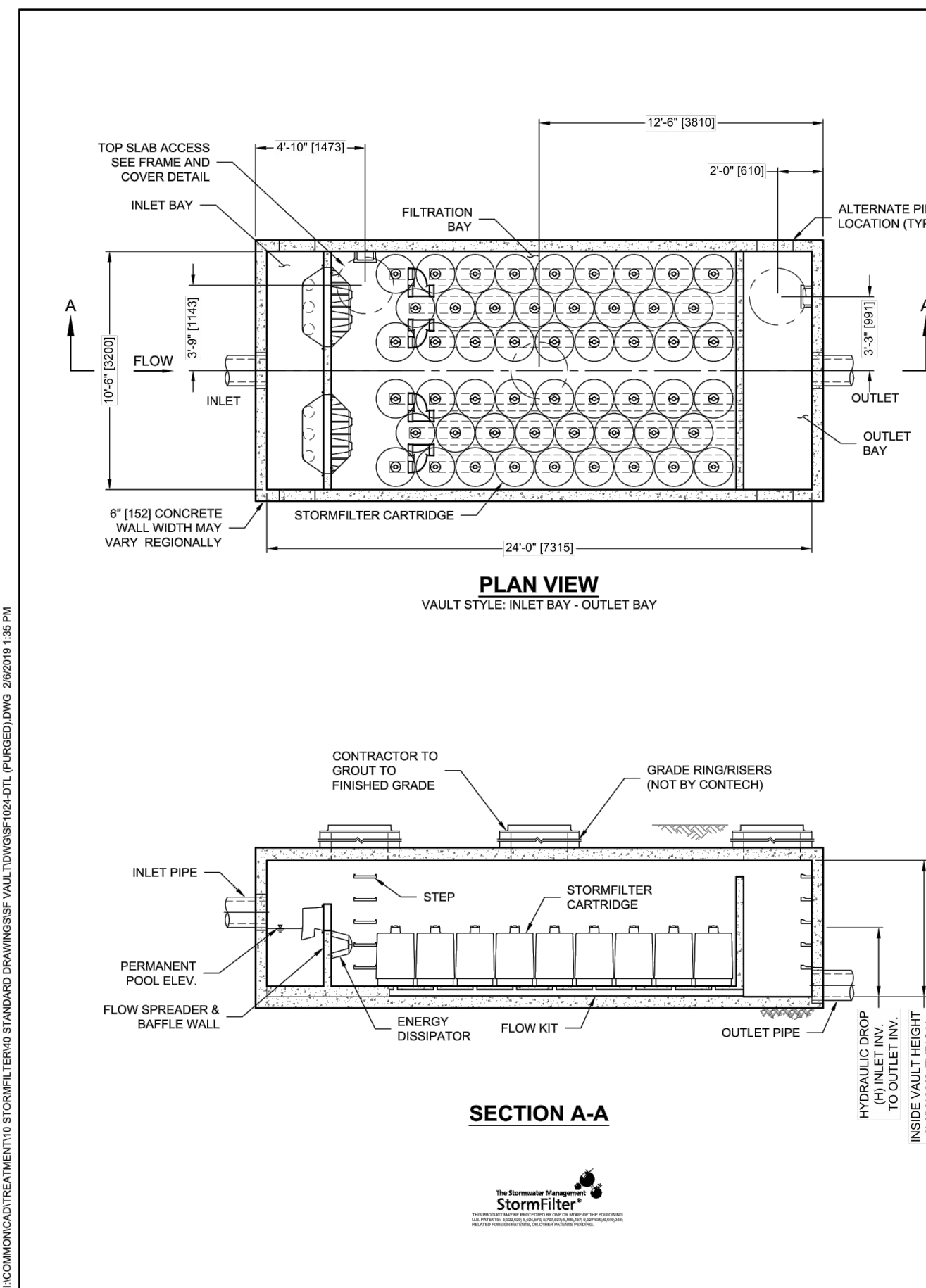
TYPICAL SECTION VIEW SCALE: N.T.S.

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.



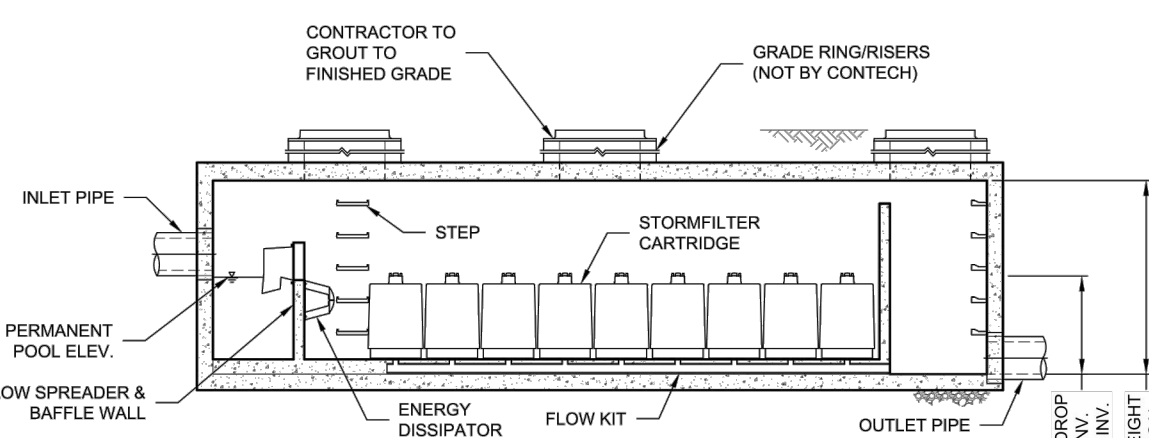
DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM

PROJECT NO.	11767	REV. NO.	18219	DATE	6/17/2022
DESIGNED	DYO	DRAWN	DYO	APPROVED	DYO
CHECKED	DYO	APPROVED	DYO		
SHEET NO.					1



PLAN VIEW

VAULT STYLE: INLET BAY - OUTLET BAY



SECTION A-A



FRAME AND COVER (SIZE VARIES NOT TO SCALE)

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20.40 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (1624) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- FILTER CARTRIDGES SHALL BE MEDIEVALLED, PASSIVE FLOW ACTUATED, RADIAL FLOW AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm [L/s]) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft [sq m]).
- STORMFILTER STRUCTURE SHALL BE PRECAST CONFORMING TO ASTM C-937 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT LIFTING CLUTCHES PROVIDED.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLY VAULT.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

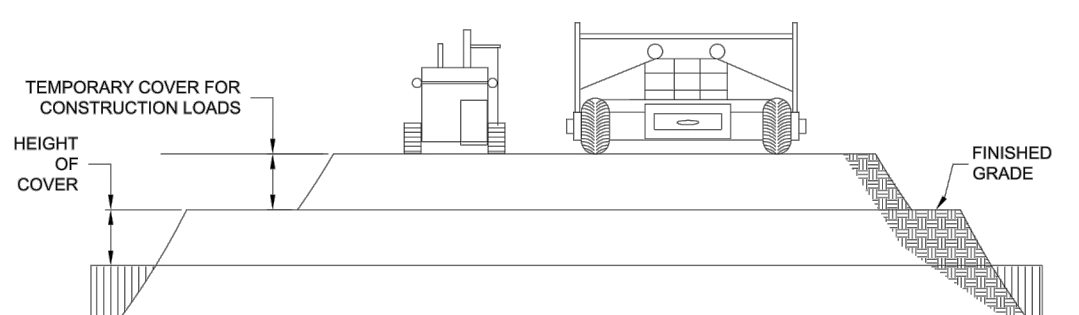


SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
CARTRIDGE FLOW RATE	
CARTRIDGE SIZE (27, 16, LOW DROP [L/D])	
MEDIA TYPE (PERLITE, ZPO, PSORB)	
NUMBER OF CARTRIDGES REQUIRED	
FILTER BAY RIM ELEVATION	
PIPE DATA: INVERT MATERIAL DIAMETER	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
NOTES/SPECIAL REQUIREMENTS:	



SF1024
STORMFILTER
STANDARD DETAIL



CONSTRUCTION LOADING
FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE. COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

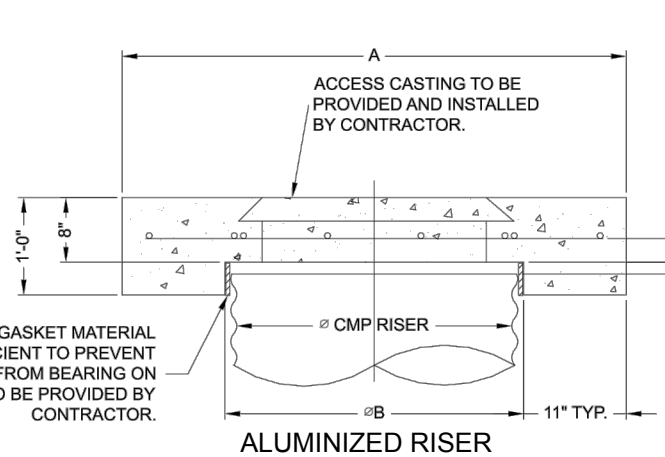
PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

- SCOPE:** THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.
- MATERIAL:** THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:
- ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-780
- GALVANIZED: AASHTO M-36 OR ASTM A-780
- APPROXIMATE COATED: AASHTO M-245 OR ASTM A-762
- ALUMINUM: AASHTO M-196 OR ASTM B-745
- HANDLING AND ASSEMBLY:** SHALL BE IN ACCORDANCE WITH NCSPP'S NATIONAL CORRUGATED STEEL (NCSPP-ABSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR ALUMINUM PIPE.
- INSTALLATION:** SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION I OR ASTM A-788 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.
- CONSTRUCTION LOADS:** THE CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURERS OR NCSPP GUIDELINES.
- NOTE:** THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.
- IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.**



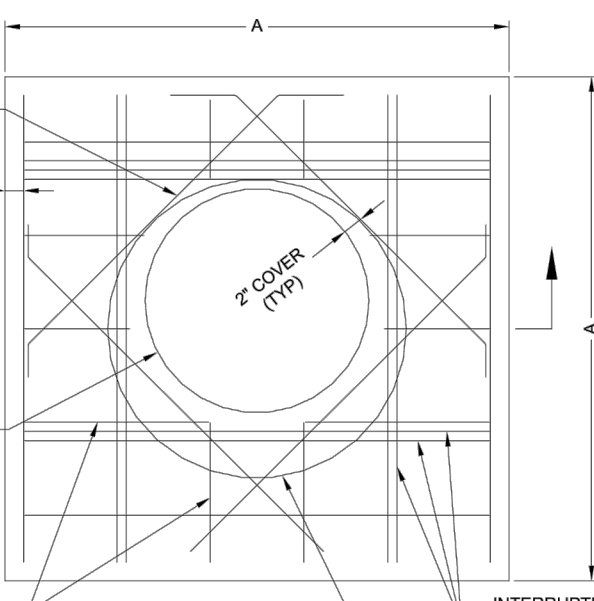
ROUND OPTION PLAN VIEW

NOTES:

- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 3,500 psi
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.

Ø CMP RISER	A	Ø B	REINFORCING	REINFORCING TABLE	
				*BEARING PRESSURE (PSF)	
24"	Ø 4"	26"	#5 @ 12" OC EW	2,410	
	4"x4"		#5 @ 12" OC EW	1,780	
30"	Ø 4'-6"	32"	#5 @ 12" OC EW	2,120	
	4'-6" x 4'-6"		#5 @ 12" OC EW	1,530	
36"	Ø 5'	38"	#5 @ 10" OC EW	1,880	
	5' x 5'		#5 @ 10" OC EW	1,350	
42"	Ø 5'-6" 5'-6"	44"	#5 @ 10" OC EW	1,720	
	5'-6" x 5'-6"		#5 @ 9" OC EW	1,210	
48"	Ø 6'	50"	#5 @ 8" OC EW	1,600	
	6' x 6'		#5 @ 8" OC EW	1,100	

** ASSUMED SOIL BEARING CAPACITY



SQUARE OPTION PLAN VIEW

- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

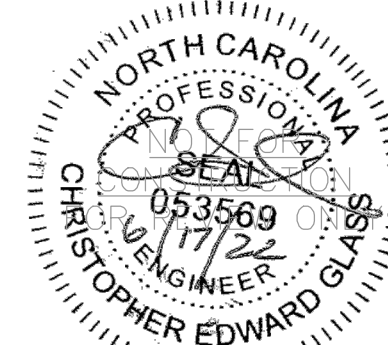
MANHOLE CAP DETAIL SCALE: N.T.S.

DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM



DYO18219 Oakview Mixed Use
Underground Detention
DETENTION SYSTEM

PROJECT NO.	11767	REV. NO.	18219	DATE	6/17/2022
DESIGNED	DYO	DRAWN	DYO	APPROVED	DYO
CHECKED	DYO	APPROVED	DYO		
SHEET NO.					1



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REVISION DESCRIPTION

DATE
06/17/2022
DRAWN BY
DESIGNED BY
CHECKED BY
SCALE
AS SHOWN

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
NOTES AND DETAILS

JOB NO.
48803
SHEET NO.
C5.5

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TREE PROTECTION NOTES

PER UDO 7.01.J.5, A MIN. 10% OF PROJECT AREA SHALL BE RESERVED FOR TREE PRESERVATION.

PROJECT AREA: 12.1 AC
TREE PRESERVATION REQUIRED: 1.21 AC (10%)
TREE PRESERVATION PROVIDED: 1.03 AC (8.5%)
REFORESTATION PROVIDED*: 0.24 AC (2.0%)
TOTAL: 1.27 AC (10.5%)

- NO SPECIMEN TREES EXIST WITHIN PROJECT BOUNDARY.
- PERCENTAGE OF PRESERVED TREE CANOPY WITHIN PROTECTED ENVIRONMENTAL AREAS: 0.28 AC (27%)

*WAIVER HAS BEEN SUBMITTED FOR REFORESTATION

SAMPLE AREA LIST

SAMPLE AREA 1

- (6) 6" LOBLOLLY PINES
- (5) 5" LOBLOLLY PINES
- (2) 4" LOBLOLLY PINES
- (2) 4" YELLOW POPLAR

SAMPLE AREA 2

- (6) 3" SWEETGUM
- (4) 2" SWEETGUM
- (3) 3" YELLOW POPLAR
- (1) 4" SWEETGUM

SAMPLE AREA 3

- (2) 14" WHITE OAK
- (1) 8" LOBLOLLY PINE
- (2) 6" LOBLOLLY PINES
- (1) 3" DOGWOOD

SAMPLE AREA 4

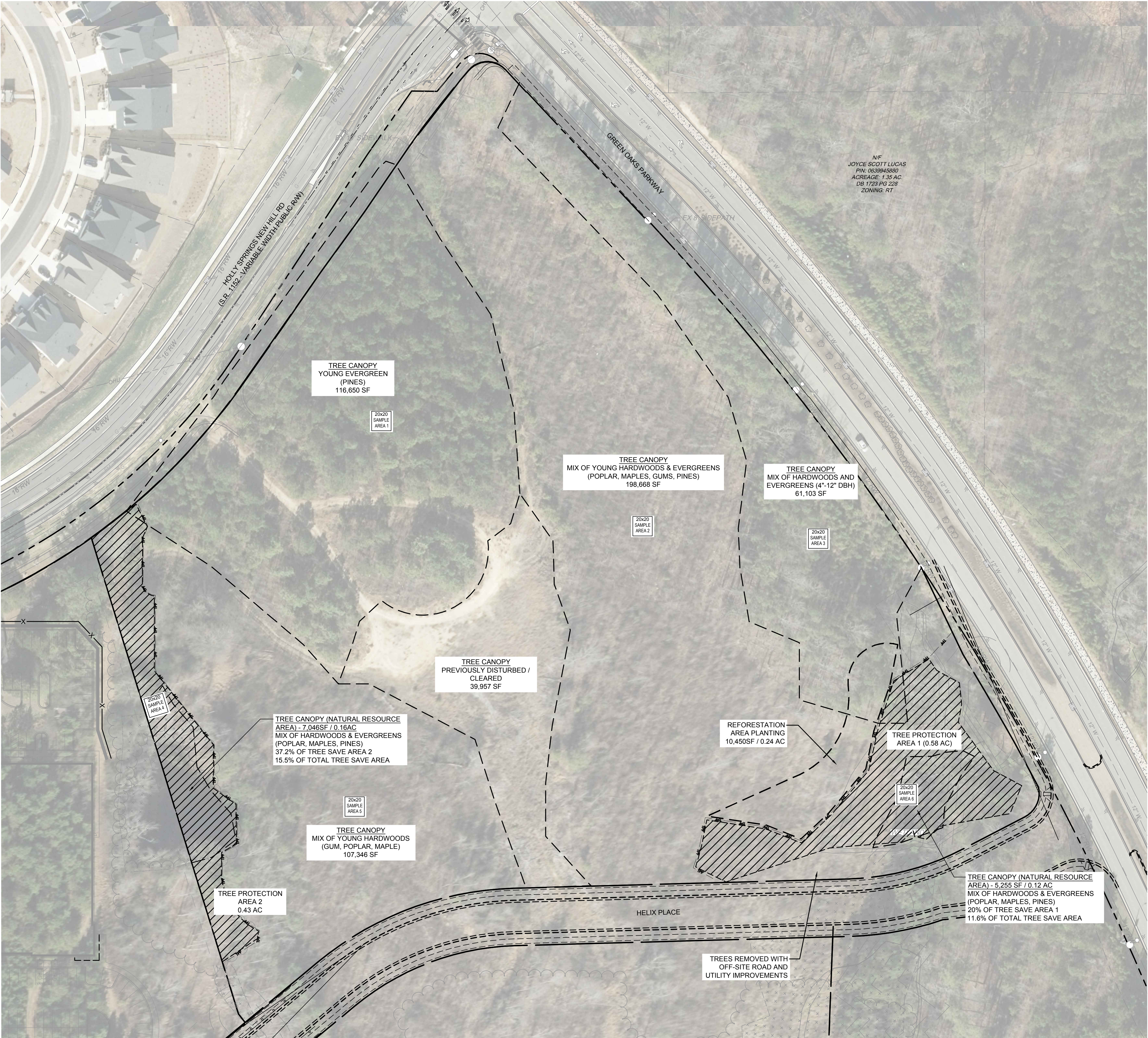
- (1) 3" SWEETGUM
- (1) 3" RED MAPLE
- (2) 4" SWEETGUM
- (1) 4" RED MAPLE
- (1) 14" WHITE OAK
- (1) 21" RED MAPLE

SAMPLE AREA 5

- (7) 3" SWEETGUM
- (6) 2" SWEETGUM
- (6) 3" YELLOW POPLAR
- (2) 4" SWEETGUM
- (1) 4" YELLOW POPLAR

SAMPLE AREA 6

- (1) 3" RED MAPLE
- (4) 4" YELLOW POPLAR
- (1) 4" RED MAPLE
- (1) 5" RED MAPLE
- (1) 6" YELLOW POPLAR
- (2) 5" YELLOW POPLAR
- (1) 8" YELLOW POPLAR



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REVISION DESCRIPTION

DATE

06/17/2022

S. FANTAYE

S. FANTAYE

J. BLASCO

SCALE
AS SHOWN

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA

TREE PROTECTION PLAN - OVERALL

JOB NO.

48803

SHEET NO.

L1.0

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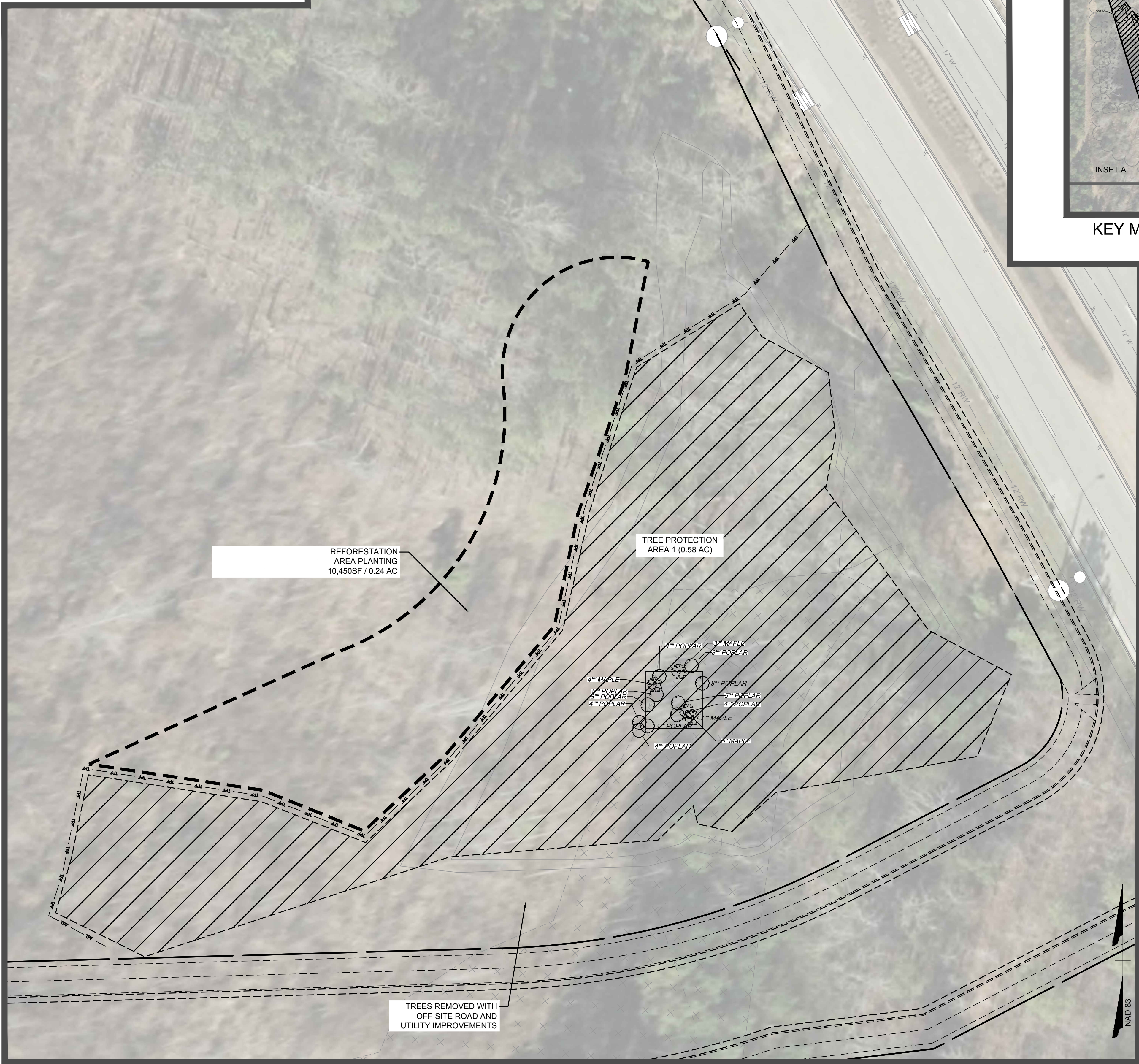
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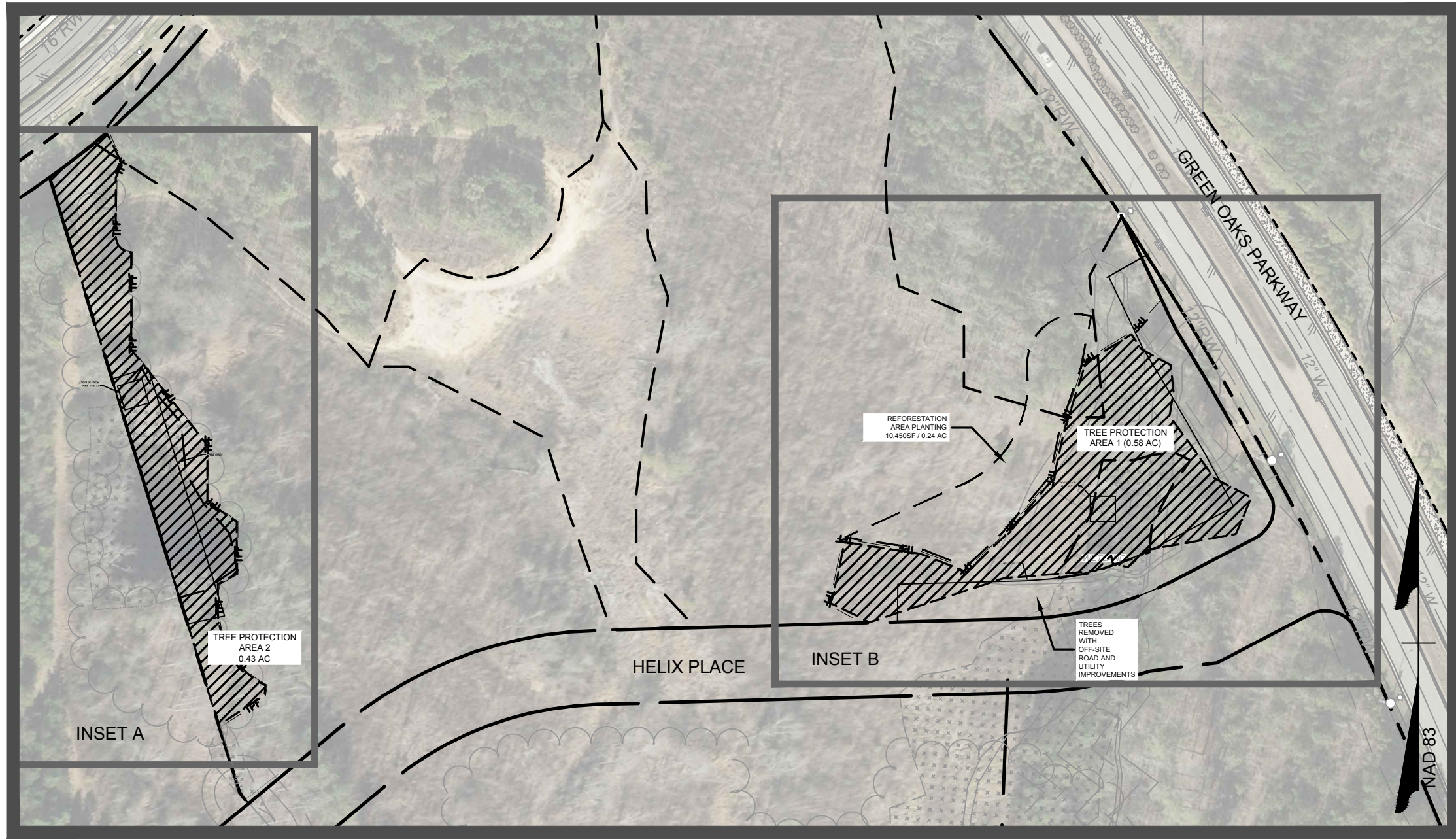
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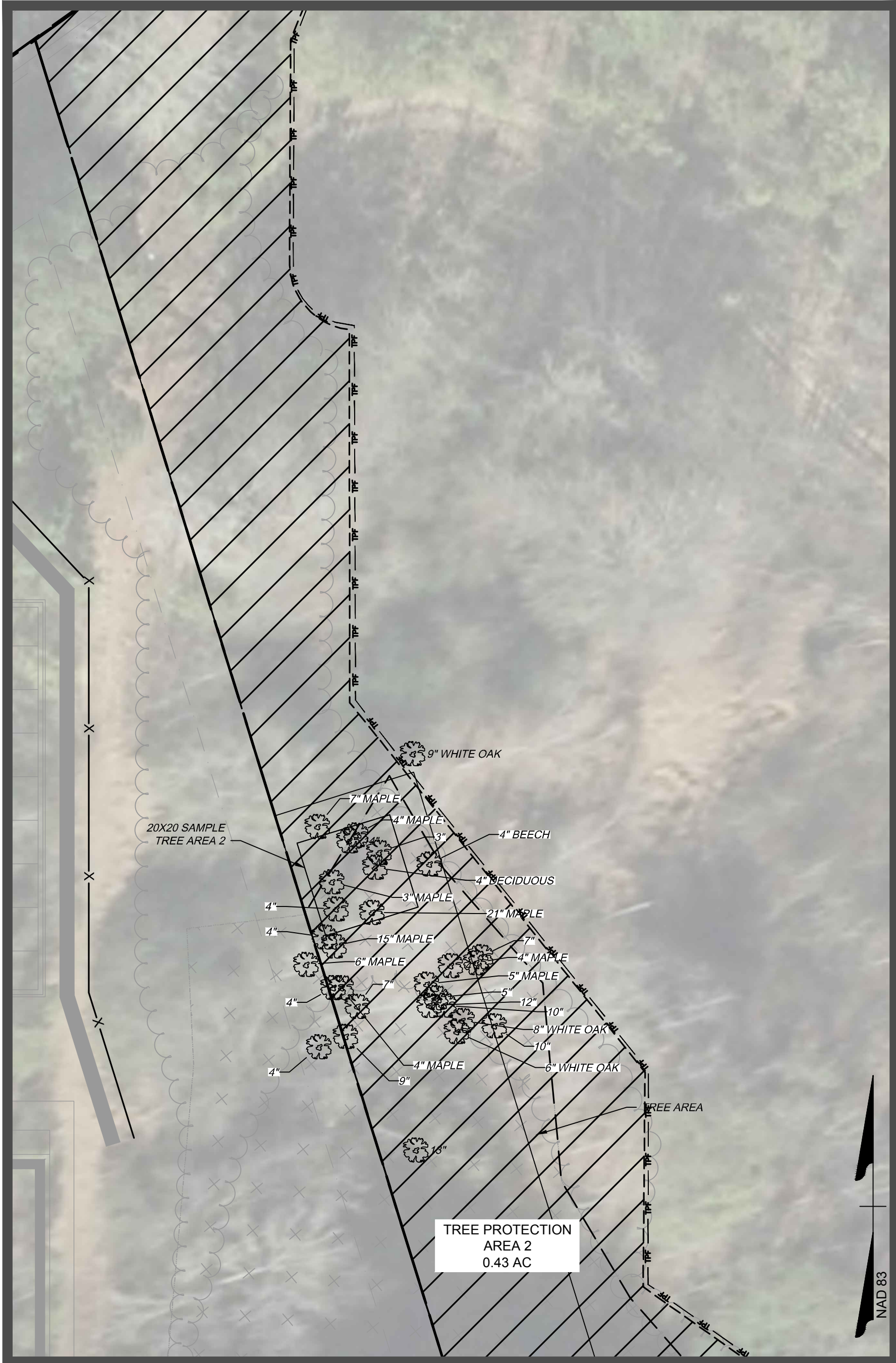
*WAIVER HAS BEEN SUBMITTED FOR REFORESTATION



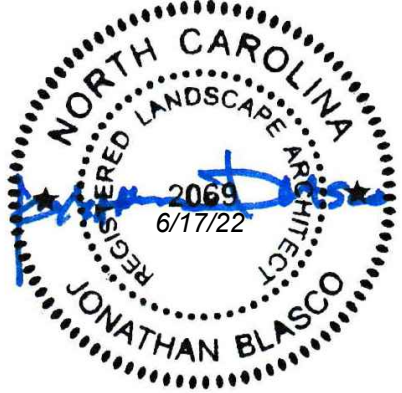
INSET B



KEY MAP



INSET A



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S. FANTAYE

CHECKED BY
J. BLASCO

SCALE
AS SHOWN

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

TREE PROTECTION PLAN - ENLARGEMENTS

JOB NO.
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N/F
JOYCE SCOTT LUCAS
PIN: 0639945880
ACREAGE: 1.35 AC.
DB 1723 PG 228
ZONING: RT

LEGEND

LIMITS OF DISTURBANCE

TP TREE PROTECTION FENCE



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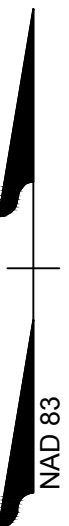
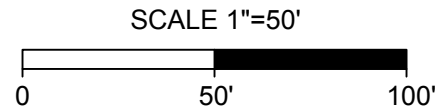
DATE	
06/17/2022	DRAWN BY
	DESIGNED BY
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SCALE	AS SHOWN

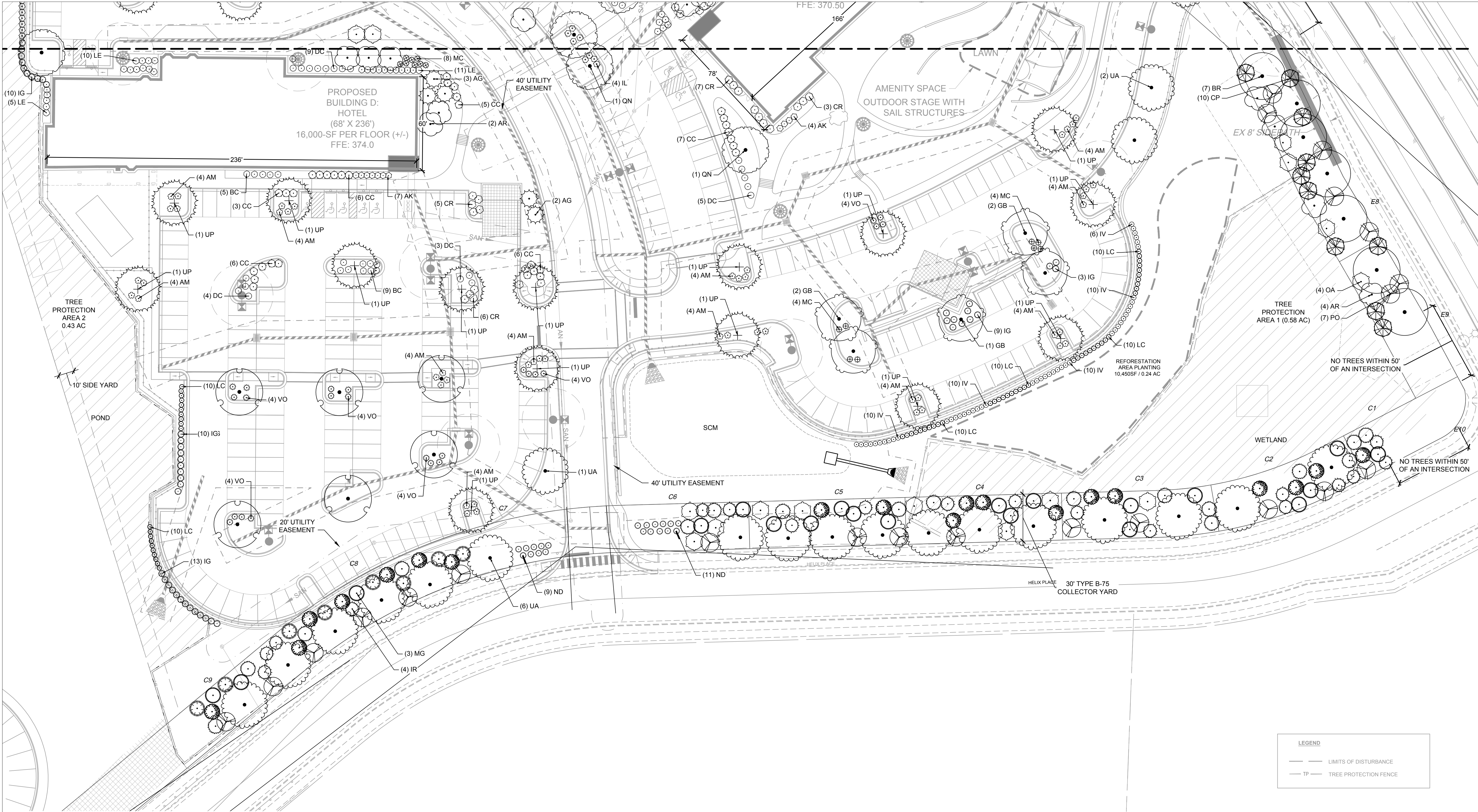
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OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA
OVERALL PLANTING PLAN

JOB NO.
48803
SHEET NO.
L2.0

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DESIGNED BY

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CHECKED BY

J. BLASCO

SCALE

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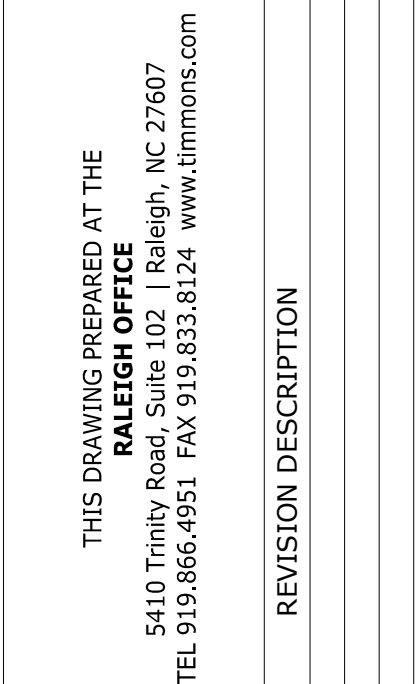
OAKVIEW MIXED-USE DEVELOPMENT
 WAKE COUNTY - NORTH CAROLINA

PLANTING PLAN

JOB NO.
48803

SHEET NO.
L2.1

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DATE			
	DATE		
	06/17/20		
	DATE		

	<i>S. FANTASMA</i>
	DESIGNED BY
	<i>S. FANTASMA</i>
	CHECKED BY
	<i>J. BLASCO</i>
	SCALE
	<i>AS SHOWN</i>

IMONS GROUP

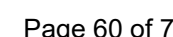
OAKVIEW MIXED-USE DEVELOPMENT

WAKE COUNTY - NORTH CAROLINA



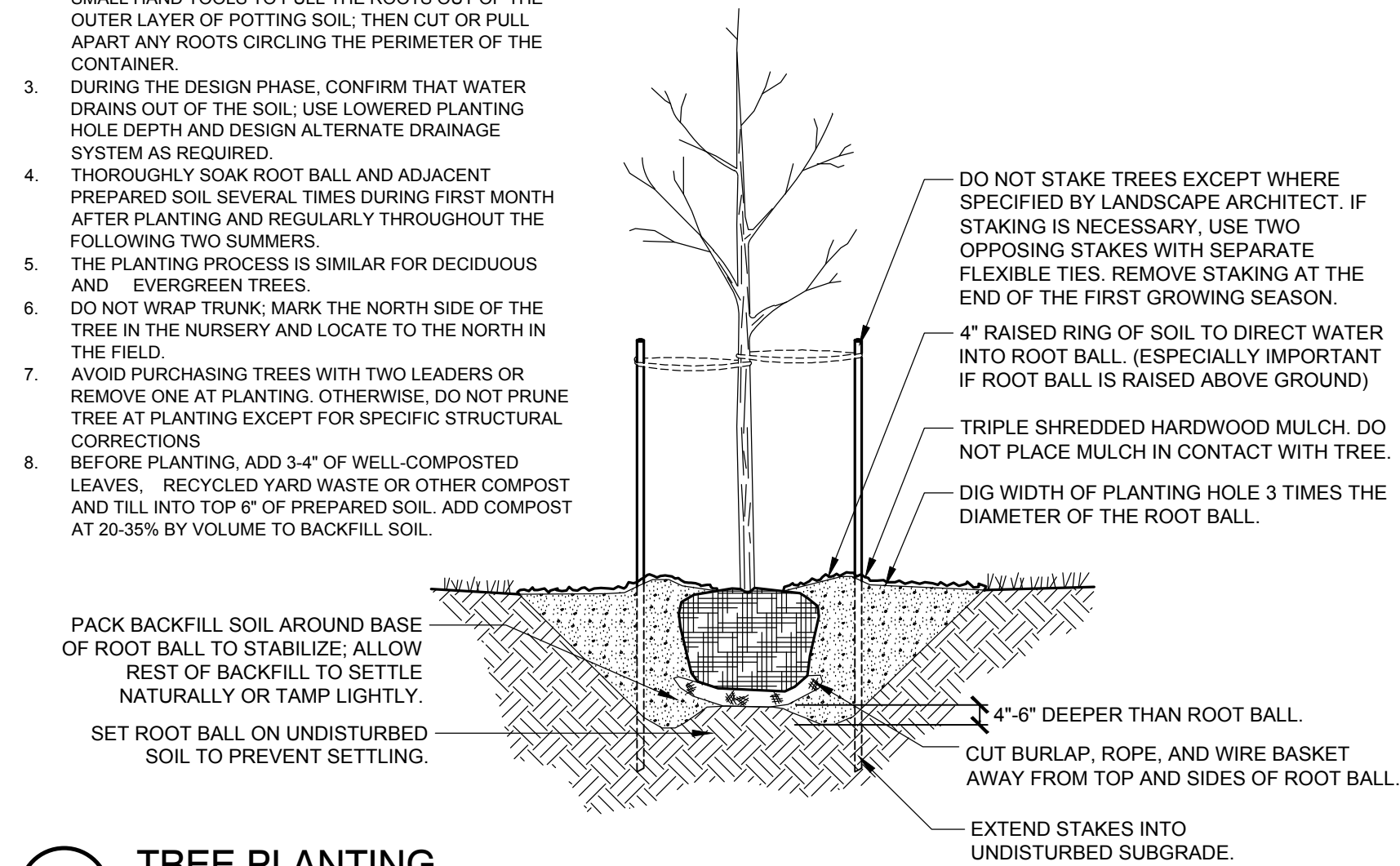
JOB NO	4880
SHEET NO	L2.2

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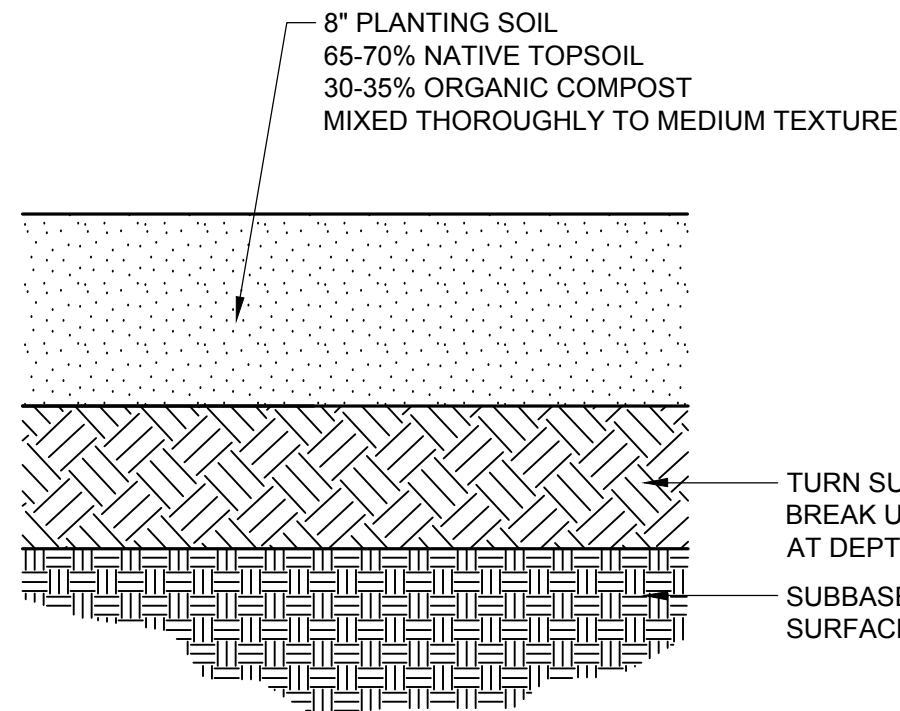
NOTES:

- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4'-6" (16'-18") OVER THE ENTIRE AREA.
- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
- THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- BEFORE PLANTING, ADD 3'-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 8" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.



1 TREE PLANTING

NTS



NOTES:

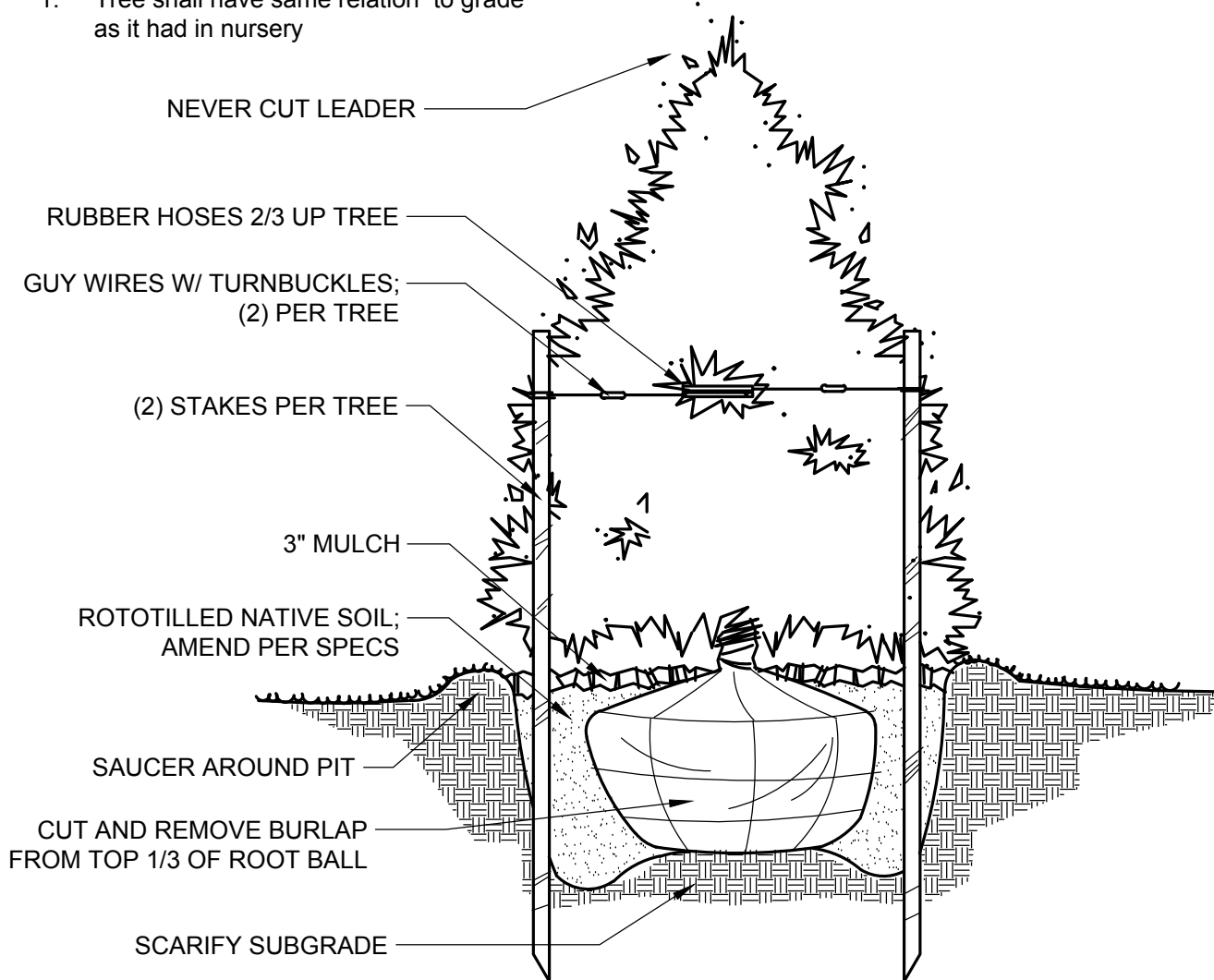
- All material to be free of toxic substances, weed seed, stones, sticks or other material harmful to plant growth. Topsoil: ph range of 6.0 to 7.0, min. 6% organic matter.
- Compost: well-composted, stable, weed-free organic matter, ph range of 5.5 to 8.
- Submit soil sample for analysis ... provide amendments per recommendations.
- Remove any debris, rocks, or clumps 2" or larger.
- Do not spread if planting soil, topsoil or subgrade is frozen, muddy, or excessively wet.

4 PLANTING SOIL PROFILE

NTS

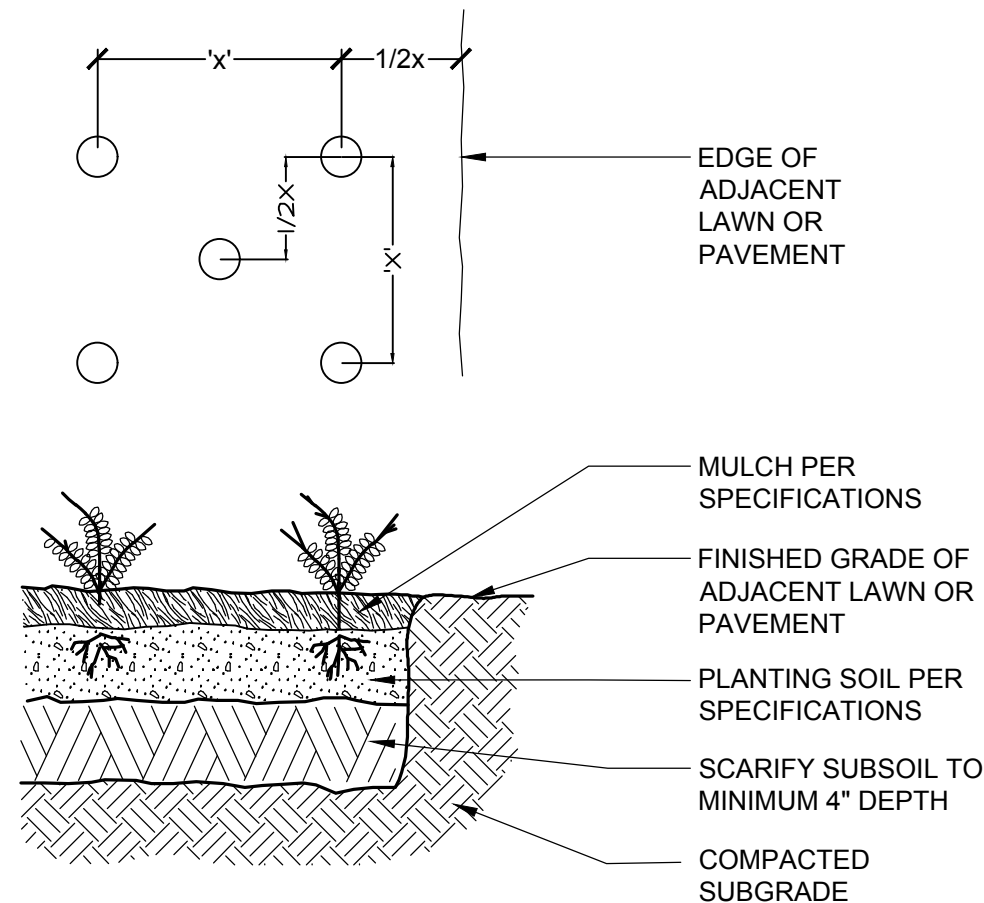
NOTES:

- Tree shall have same relation to grade as it had in nursery



2 EVERGREEN PLANTING

NTS

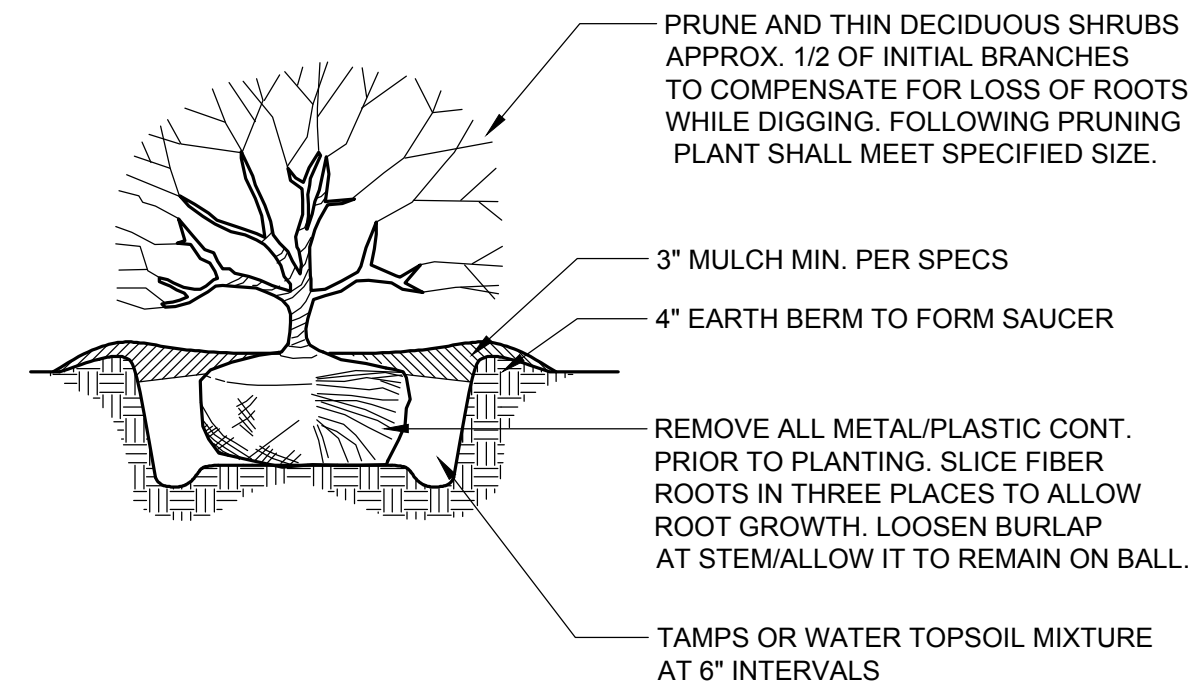


NOTES:

- Typical spacing "X" noted on plan as on center (OC) dimensions.

5 GROUNDCOVER PLANTING

NTS

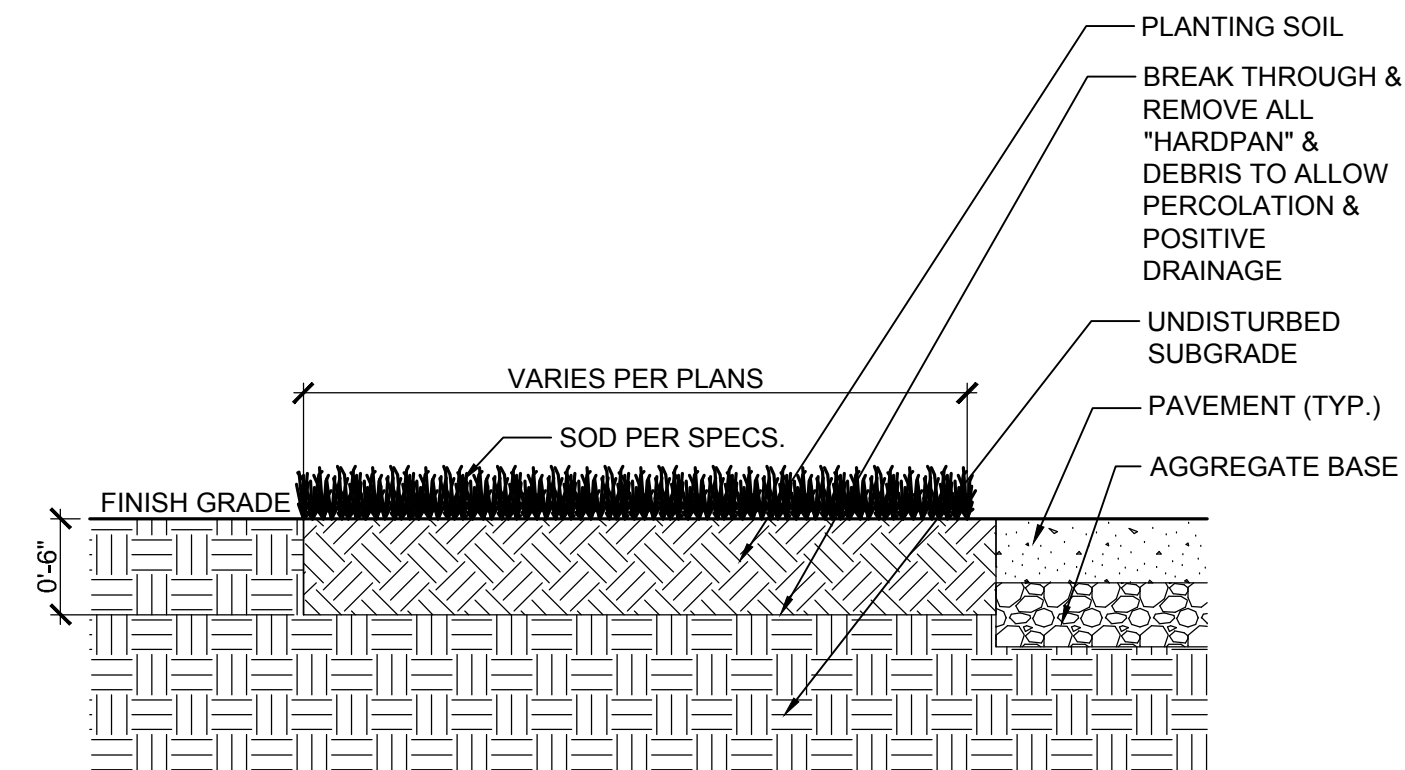


NOTES:

- SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
- WIDTH OF PLANT PIT: SANDY SOIL, 24" WIDER THAN PLANT BALL; CLAY SOIL, 12" WIDER THAN PLANT BALL.
- FOR PLANTING AREAS WHERE SOIL HAS BEEN COM-PACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

3 SHRUB PLANTING

NTS



NOTES:

- All sod shall be from a certified grower and be 99% weed free.
- The sod shall not be shipped until the site is substantially prepared. It shall be stored and maintained in accordance with the American Nursery Association.
- The general contractor will provide grades to within an inch of proposed final grades.
- Planting soil to a minimum depth of 6" (4" native topsoil and 2" soil conditioner, such as pine fines or organic compost, thoroughly mixed), hand-rake smooth.
- Add additives (per soil test analysis) & blend.
- Water area to be sodded prior to laying sod.
- Lay & roll sod, ensuring no gaps; stagger seams; water thoroughly.

6 SOD INSTALLATION DETAIL

1" = 1'-0"



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REVISION DESCRIPTION

DATE

06/17/2022

DRAWN BY

S. FANTAYE

DESIGNED BY

S. FANTAYE

CHECKED BY

J. BLASCO

SCALE

AS SHOWN

TIMMONS GROUP

OAKVIEW MIXED-USE DEVELOPMENT
WAKE COUNTY - NORTH CAROLINA

PLANTING DETAILS

JOB NO.
48803

SHEET NO.
L2.3

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PLANT SCHEDULE						
SMALL DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	PCT.
AG	18	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	12.8%
AR	25	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	1.5" CAL.	B&B	17.6%
CP	34	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	1.5" CAL.	B&B	23.9%
OA	30	OXYDENDRUM ARBOREUM	SOURWOOD	1.5" CAL.	B&B	21.1%
PO	35	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	1.5" CAL.	B&B	24.6%
LARGE DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
BR	19	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B	12.7%
GB	15	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL.	B&B	16.1%
QN	20	QUERCUS NUTTALLII	NUTTALL OAK	2.5" CAL.	B&B	16.9%
QP	20	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	16.9%
UA	23	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2.5" CAL.	B&B	19.5%
UP	21	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE LACEBARK ELM	2.5" CAL.	B&B	17.8%
SMALL EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
CS	19	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	6' HT.	B&B	23.2%
IO	17	ILEX OPACA 'TINGA'	TINGA AMERICAN HOLLY	6' HT.	B&B	20.7%
IR	18	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' HT.	B&B	21.9%
JV	8	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR	6' HT.	B&B	9.8%
MG	20	MAGNOLIA GRANDIFLORA 'KAY PARRIS'	KAY PARRIS SOUTHERN MAGNOLIA	6' HT.	B&B	24.4%
MEDIUM / LARGE / HEDGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AC	28	ABELIA X GRANDIFLORA 'CANYON CREEK'	CANYON CREEK GLOSSY ABELIA	24" HT./SPRD.	CONTAINER	4.2%
AK	51	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" HT. MIN.	CONTAINER	7.7%
AM	68	AZALEA ENCORE 'AUTUMN ANGEL'	AUTUMN ANGEL ENCORE AZALEA	24" HT./SPRD.	CONTAINER	10.2%
BC	54	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	18" HT./SPRD.	CONTAINER	8.1%
CC	67	CAMELLIA SASANQUA 'OCTOBER MAGIC CARPET'	OCTOBER MAGIC CARPET CAMELLIA	18" HT./SPRD.	CONTAINER	10.1%
CR	58	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	24" HT./SPRD.	CONTAINER	8.7%
DC	30	DISTYLIIUM X 'CINNAMON GIRL'	CINNAMON GIRL DISTYLIIUM	18" HT./SPRD.	CONTAINER	4.5%
IG	54	ILEX GLABRA 'GEM BOX'	INKBERRY HOLLY	24" HT./SPRD.	CONTAINER	8.1%
IL	26	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	24" HT./SPRD.	CONTAINER	3.9%
IV	46	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT./SPRD.	CONTAINER	6.9%
LC	60	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CHINESE FRINGE FLOWER	24" HT./SPRD.	CONTAINER	9.0%
LE	50	LOROPETALUM CHINENSE 'EMERALD SNOW'	EMERALD SNOW LOROPETALUM	24" HT./SPRD.	CONTAINER	7.5%
MC	16	MUHLenbergia CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	18" HT.	CONTAINER	2.4%
ND	20	NANDINA DOMESTICA 'OBSESSION'	OBSESSION NANDINA	18" HT./SPRD.	CONTAINER	3.0%
VO	36	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	24" HT./SPRD.	CONTAINER	5.4%

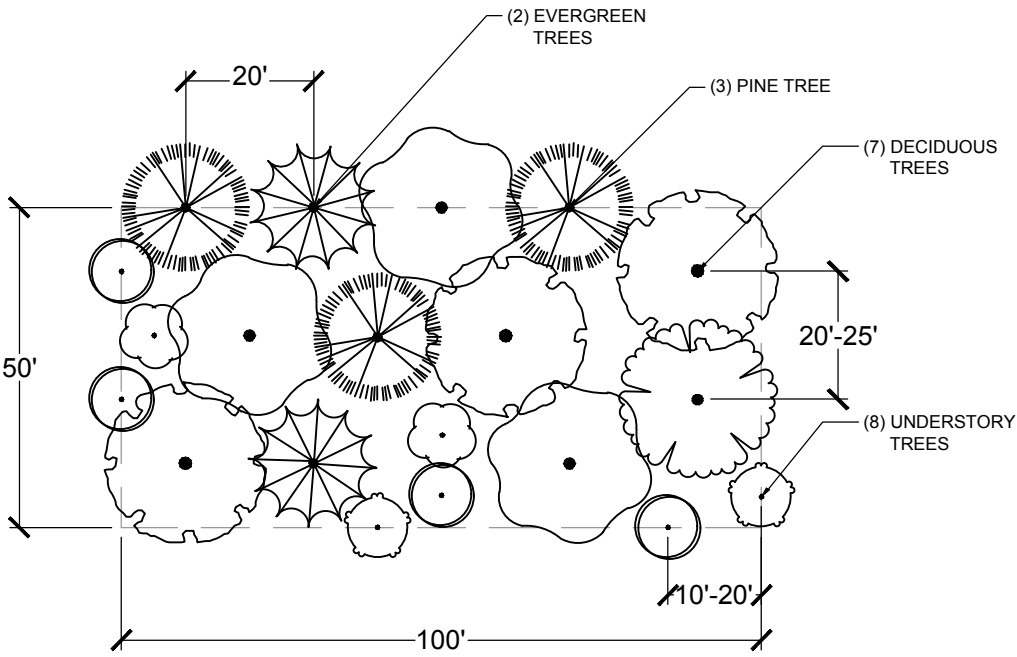
LANDSCAPE CALCULATIONS:	
FOUNDATION PLANTINGS:	
MIN. REQUIRED ALONG THE FRONT, SIDE AND REAR OF THE BUILDING; MAX DISTANCE OF 12' FROM BUILDING; 6' WIDE AREA (PLANTERS MUST BE APPROVED WITH MIN. 3' WIDE) MIN OF 20 PUV / 100 LF	
BUILDING A	BUILDING B
NORTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	NORTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
241' LF X 2' = 482 SF 482 SF 241' / 100 = 2.41 X 20 = 48.2 10 SHRUBS @ 36" HIGH (1 PUV)= 10 PUV 8 SMALL DEC. TREE @ 1.5" CAL = 40 PUV	241' LF X 2' = 482 SF 482 SF 241' / 100 = 2.41 X 20 = 48.2 24 SHRUBS @ 36" HIGH (1 PUV)= 24 PUV 5 SMALL DEC. TREE @ 1.5" CAL = 25 PUV
EAST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	EAST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
76' LF X 2' = 152 SF 152 SF 76' / 100 = 1.52 X 20 = 15.2 1 SHRUBS @ 36" HIGH (1 PUV)= 1 PUV 3 SMALL DEC. TREE @ 1.5" CAL = 15 PUV	76' LF X 2' = 152 SF 152 SF 76' / 100 = 1.52 X 20 = 15.2 6 SHRUBS @ 36" HIGH (1 PUV)= 6 PUV 2 SMALL DEC. TREE @ 1.5" CAL = 10 PUV
SOUTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	SOUTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
241' LF X 2' = 482 SF 482 SF 241' / 100 = 2.41 X 20 = 48.2 20 SHRUBS @ 36" HIGH (1 PUV)= 20 PUV	241' LF X 2' = 482 SF 482 SF 241' / 100 = 2.41 X 20 = 48.2 40 SHRUBS @ 36" HIGH (1 PUV)= 48.2 PUV
PUV RELOCATED:	PUV RELOCATED:
10 SHRUBS @ 36" HIGH (1 PUV)= 10 PUV 4 SMALL DEC. TREE @ 1.5" CAL = 20 PUV (TO WEST FACADE)	2 SMALL DEC. TREE @ 1.5" CAL = 10 PUV (TO NORTH FACADE)
WEST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	WEST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
76' LF X 2' = 152 SF 152 SF 76' / 100 = 1.52 X 20 = 15.2 11 SHRUBS @ 36" HIGH (1 PUV)= 11 PUV 1 SMALL DEC. TREE @ 1.5" CAL = 5 PUV	76' LF X 2' = 152 SF 152 SF 76' / 100 = 1.52 X 20 = 15.2 11 SHRUBS @ 36" HIGH (1 PUV)= 16 PUV 1 SMALL DEC. TREE @ 1.5" CAL = 5 PUV
BUILDING C	BUILDING D
NORTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	NORTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
166' LF X 2' = 332 SF 332 SF 166' / 100 = 1.66 X 20 = 33.2 19 SHRUBS @ 36" HIGH (1 PUV)= 24 PUV 2 SMALL DEC. TREE @ 1.5" CAL = 10 PUV	286' LF X 2' = 572 SF 572 SF 286' / 100 = 2.86 X 20 = 57.2 34 SHRUBS @ 36" HIGH (1 PUV)= 34 PUV 3 SMALL DEC. TREE @ 1.5" CAL = 15 PUV
PUV RELOCATED:	EAST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
5 SHRUBS @ 36" HIGH (1 PUV)= 5 PUV (TO EAST FACADE)	60' LF X 2' = 120 SF 120 SF 60' / 100 = 0.6 X 20 = 12 12 SHRUBS @ 36" HIGH (1 PUV)= 12 PUV
EAST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	SOUTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
78' LF X 2' = 160 SF 156 SF 78' / 100 = 0.78 X 20 = 15.6 12 SHRUBS @ 36" HIGH (1 PUV)= 11 PUV 1 SMALL DEC. TREE @ 1.5" CAL = 5 PUV	286' LF X 2' = 572 SF 572 SF 286' / 100 = 2.86 X 20 = 57.2 48 SHRUBS @ 36" HIGH (1 PUV)= 38 PUV
SOUTH FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	WEST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:
170' LF X 2' = 340 SF 340 SF 170' / 100 = 1.7 X 20 = 34 19 SHRUBS @ 36" HIGH (1 PUV)= 19 PUV	60' LF X 2' = 120 SF 120 SF 60' / 100 = 0.6 X 20 = 12 0 SHRUBS @ 36" HIGH (1 PUV)= 0 PUV
PUV RELOCATED:	PUV RELOCATED:
5 SHRUBS @ 36" HIGH (1 PUV)= 5 PUV 2 SMALL DEC. TREE @ 1.5" CAL = 10 PUV (TO EAST AND WEST FACADES)	7 SHRUBS @ 36" HIGH (1 PUV)= 7 PUV 1 SMALL DEC. TREE @ 1.5" CAL = 5 PUV (TO NORTH FACADE)
WEST FACADE: REQUIRED AREA: PROVIDED AREA: PUV REQUIRED: PUV PROVIDED:	
78' LF X 2' = 160 SF 156 SF 78' / 100 = 0.78 X 20 = 15.6 16 SHRUBS @ 36" HIGH (1 PUV)= 16 PUV	

STREET TREES:
• ALONG THOROUGHFARES, TREES SHALL BE PLANTED SO AS TO CREATE THE VISUAL APPEARANCE OF STREET TREES. • STREET TREES ALONG GREEN OAKS PARKWAY PER PREVIOUSLY APPROVED MASTER PLAN (PIN OAKS AND OKAME CHERRIES) • STREET TREE TYPES ALONG UNNAMED COLLECTOR PER PREVIOUSLY APPROVED MASTER PLAN • NO TREES SHALL BE PLACED WITHIN A SITE DISTANCE TRIANGLE • EXISTING TREES COUNTED TOWARDS REQUIREMENTS
INTERIOR PARKING: 360 1 ISLAND / 10 PARKING SPACES 1 TREE & 4 SHRUBS / ISLAND
36 TREES @ 2" CAL REQUIRED / PROVIDED 152 SHRUBS/HEDGE PLANTS @ 18" HIGH REQUIRED / PROVIDED
PARKING LOT SCREENING: SHRUBS (24" MIN HT), 3" O.C.

PLANT SCHEDULE

UNDERSTORY TREES	COMMON NAME	MIN. INSTALLED SIZE
ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	3" H 10'-20" O.C.
CERCIS CANADENSIS	EASTERN REDBUD	3" H 10'-20" O.C.
CORNUS FLORIDA	FLOWERING DOGWOOD	3" H 10'-20" O.C.
HALESIA CAROLINA	SILVERBELL	3" H 10'-20" O.C.
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	3" H 10'-20" O.C.
DECIDUOUS TREES		
LIQUIDAMBAR STYRACIFLUA	SWEET GUM	5" H 20'-25" O.C.
LIRIODENDRON TULIPIFERA	TULIP POPLAR	5" H 20'-25" O.C.
QUERCUS PALustris	PIN OAK	5" H 20'-25" O.C.
QUERCUS RUBRA	NORTHERN RED OAK	5" H 20'-25" O.C.
EVERGREEN TREES		
ILEX OPACA	AMERICAN HOLLY	5" H 20'-25" O.C.
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5" H 20'-25" O.C.
PIRUS TAEDA	LOBLOLLY PINE	3" H 10' O.C.

TREE REFORESTATION SAMPLE



THE SAMPLE PLOT ILLUSTRATES SPACING REQUIREMENTS, VARIETY AND QUANTITY. EXACT LOCATIONS AND TYPE OF PROPOSED PLANT MATERIAL TO BE SHOWN AT TIME OF CONSTRUCTION DOCUMENTATION.

PERIMETER YARD LANDSCAPING TABLE									
INCREMENT	LANDSCAPE MATERIAL/100'	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED	WIDTH	MINIMUM REQUIREMENT	NOTES	
N29	6 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 3 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	48 15	63	76% 24%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS		
N30	4 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 5 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	32 25	57	56% 44%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS		
N31	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 4 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 20	44	54% 46%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN SITE DISTANCE TRINAGE; PUV RELOCATED TO N29.	
N32	4 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 4 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	32 20	52	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS		
N33	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 4 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 20	44	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN EASEMENT; PUV RELOCATED TO N29.	
N34	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 4 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 20	44	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO N30.	
N35	0 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 0 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	0 0	0	0% 0%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	SEGMENT IS 45' IN LENGTH, WHICH REDUCES REQ'D PUV TO 25. NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO E2, E4,E5.	
E01	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 5 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 25	49	49% 51%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO N32.	
E02	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 7 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 35	59	41% 59%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E03	2 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 7 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	16 35	51	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E04	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 8 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 40	64	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E05	2 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 9 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	16 45	61	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E06	0 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 0 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	0 0	0	0% 0%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	SEGMENT IS 50' IN LENGTH, WHICH REDUCES REQ'D PUV TO 26. NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED E08.	
E07	2 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 4 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	16 20	36	44% 56%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO E08.	
E08	3 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 14 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	24 70	94	21% 79%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
E09	2 LARGE DECIDUOUS @ 2.5" CAL (8 POINTS EA.) 7 SMALL DECIDUOUS @ 1.5" CAL (5 POINTS EA.)	16 35	51	62% 38%	TYPE A - 50 THOROUGHFARE	30'	60% LARGE DECIDUOUS	AN ORNAMENTAL FENCE USED IN CONJUNCTION WITH REQUIRED LANDSCAPING.	
C01	7 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 1 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	30 5	35	86% 14%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	NO TREES WITHIN 50' OF AN INTERSECTION; PUV RELOCATED TO C4,C5.	
C02	2 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 12 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 2 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	16 60 10	86	19% 70% 11%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN		
C03	2 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 9 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	16 45 15	76	21% 59% 21%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C04	3 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 11 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	24 55 15	94	25% 59% 16%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C05	3 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 14 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 4 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	24 55 20	99	25% 55% 20%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C06	2 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 7 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	8 35 15	58	14% 60% 26%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	SIGHT TRIANGLE AND EASEMENT PREVENTS ADDITIONAL LARGE DECIDUOUS TREE. PUV RELOCATED TO C2.	
C07	1 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 3 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 1 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	8 15 5	28	28% 54% 18%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	SIGHT TRIANGLE AND EASEMENT PREVENTS ADDITIONAL LARGE DECIDUOUS TREE. PUV RELOCATED TO C2.	
C08	3 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 11 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 4 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	24 55 20	99	25% 55% 20%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	
C09	2 LARGE DECIDUOUS @ 2.5" CAL (8 PTS) 9 LARGE EVERGREEN TREES @ 6" TALL (5 PTS) 3 SMALL DECIDUOUS TREES @ 1.5" CAL (5 PTS)	16 45 15	76	21% 59% 21%	TYPE B - 75	30'	20% DECIDUOUS TREES 40% LARGE EVERGREEN	STREET TREES PER APPROVED MASTER PLAN	

TREE REFORESTATION GUIDELINES

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER STREAM BUFFERS AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO, DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25" CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 3'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 5'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIAs SHALL BE LISTED ON THE HOLLY SPRINGS P

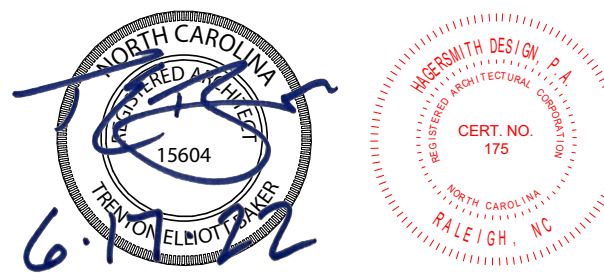


ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

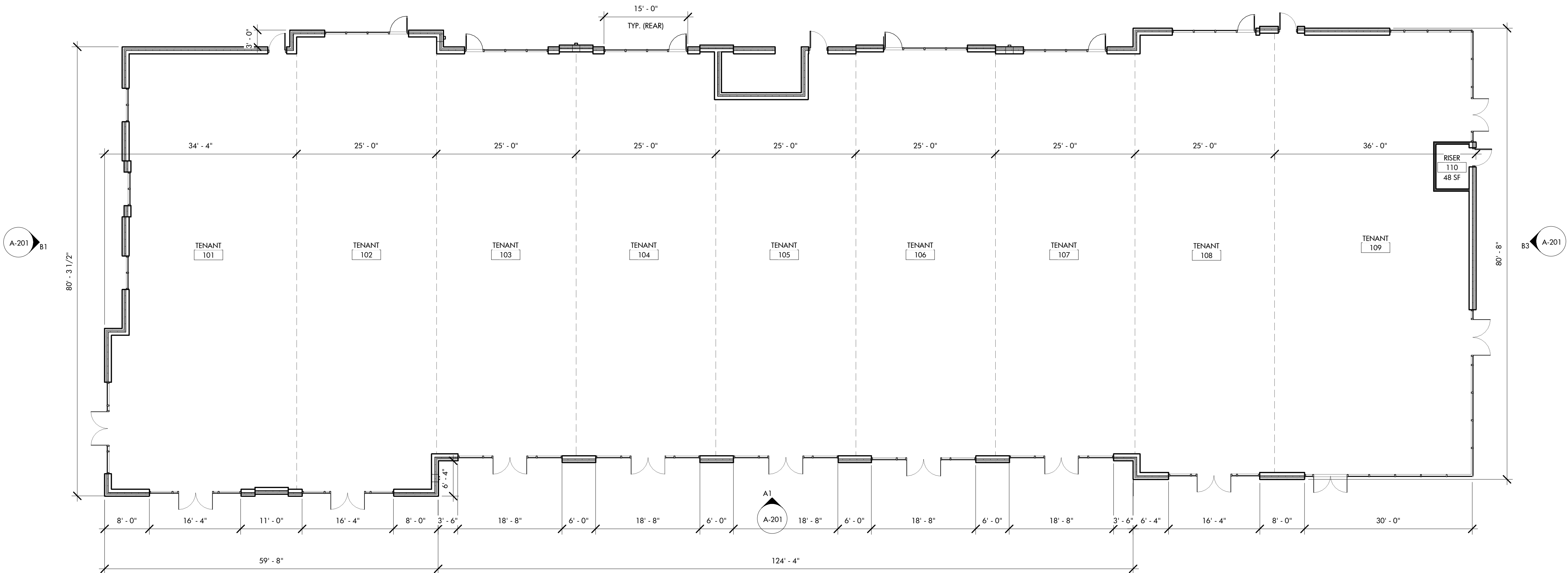
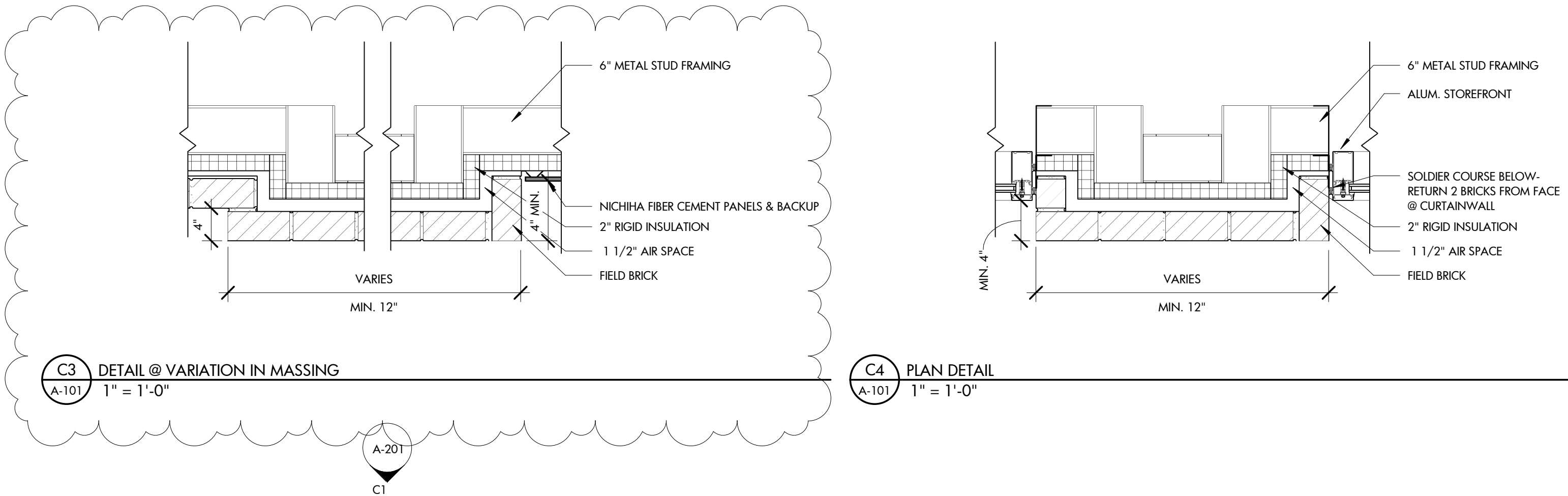
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SEALS



ASSOCIATES / CONSULTANTS



PROJECT 000-000

OAKVIEW RETAIL - WEST BUILDING (BUILDING A)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

DRAWN BY

TEB/NT

CHECKED BY

TEB

DATE ISSUED

2/17/22

A-101

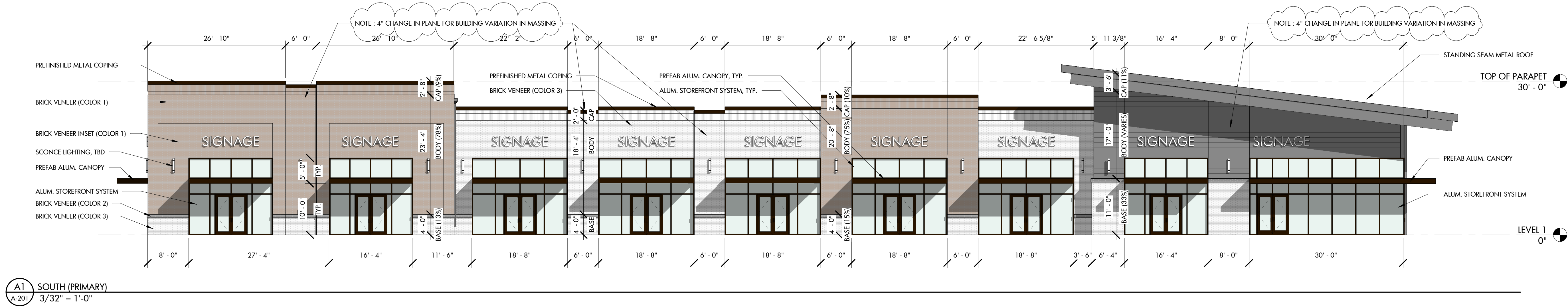
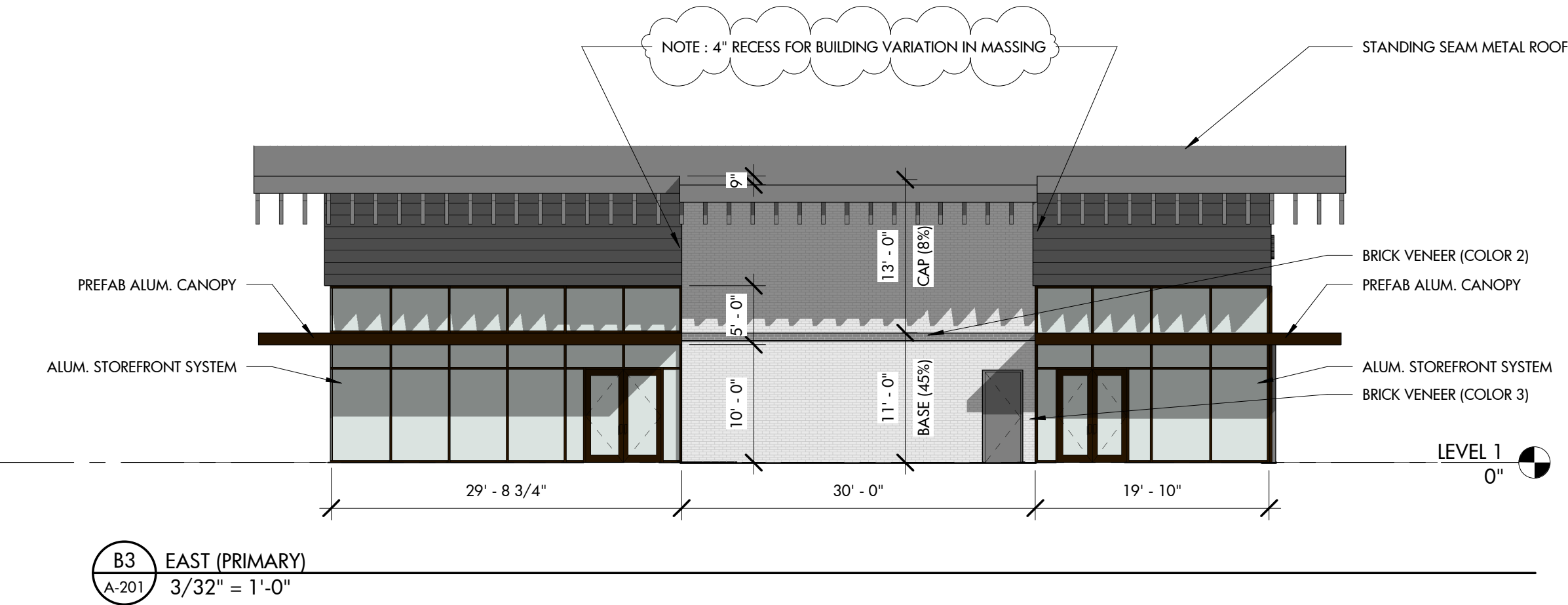
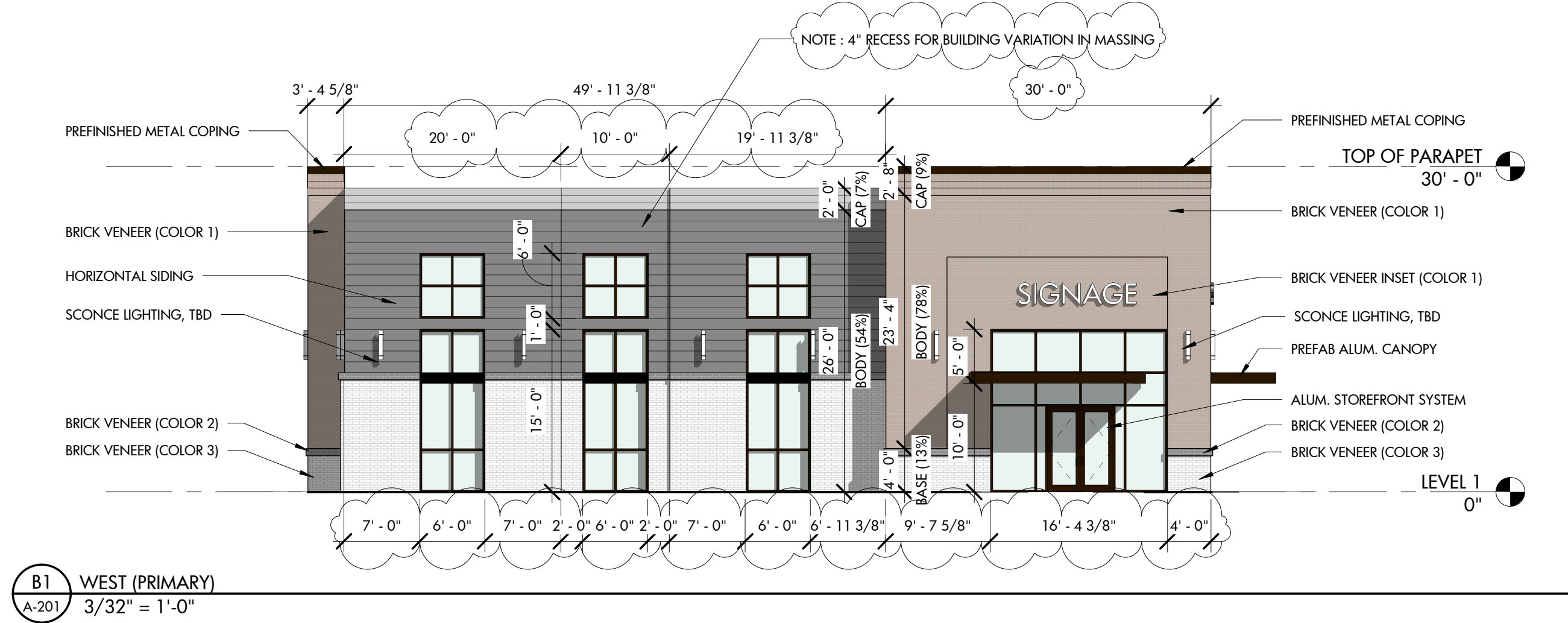
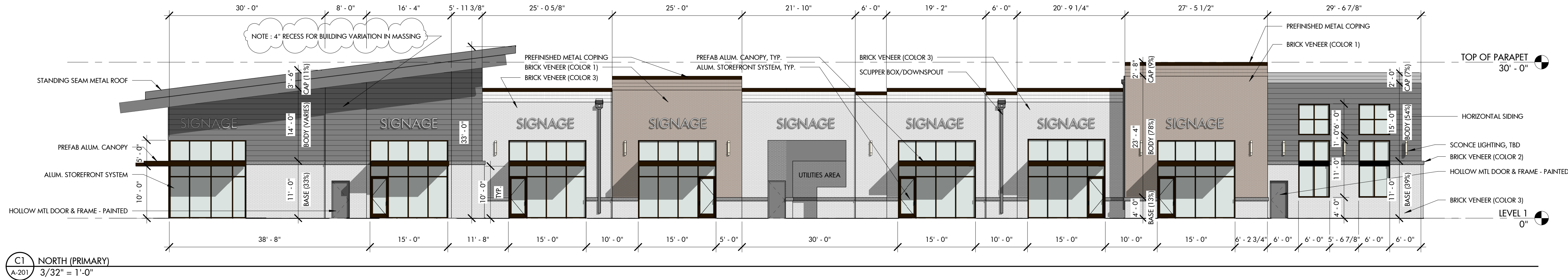
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PRELIMINARY MATERIAL KEY				
BRICK VENEER (COLOR 1)	BRICK VENEER (COLOR 2)	BRICK VENEER (COLOR 3)	HORIZONTAL SIDING (FIBER CEMENT)	ALUMINUM STOREFRONT
				
LEE BRICK - HATTERAS (MODULAR)	MERIDIAN BRICK - BLACK MATTE (MODULAR)	PALMETTO BRICK COMPANY - RIVIERA (MODULAR)	NICHIHA VINTAGEWOOD - COLOR : BARK	YKK AP STOREFRONT SYSTEM - COLOR : BLACK

FACADE MATERIAL & GLAZING CALCULATIONS								
FACADE	TOTAL AREA	OPAQUE AREA	TYPE 1 MATERIAL AREA	TYPE 1 MATERIAL %	FACADE AREA (UP TO 10')	GLAZING AREA (TOTAL)	GLAZING AREA (UP TO 10')	GLAZING % (UP TO 10') (40% REQ'D)
NORTH	6,589 SF	5,105 SF	3,075 SF	60.2%	2,415 SF	1,787 SF	1,126 SF	46.6 %
SOUTH	6,624 SF	4,002 SF	3,066 SF	76.6 %	2,447 SF	2,623 SF	1,748 SF	71.4 %
EAST	1,766 SF	1,012 SF	662 SF	65.4 %	798 SF	748 SF	499 SF	62.5 %
WEST	2,407 SF	1,856 SF	1,225 SF	62.4%	833 SF	551 SF	343 SF	41.2%

GENERAL NOTES:

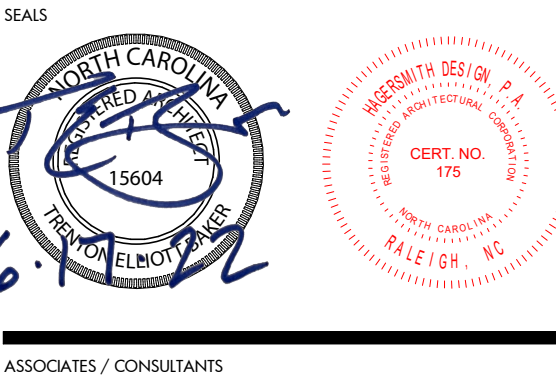
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PROJECT 000-000

OAKVIEW RETAIL - WEST BUILDING (BUILDING A)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/13/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

DRAWN BY
TEB/NT
CHECKED BY
TEB/STI
DATE ISSUED
2/17/22

A-201

OF 1

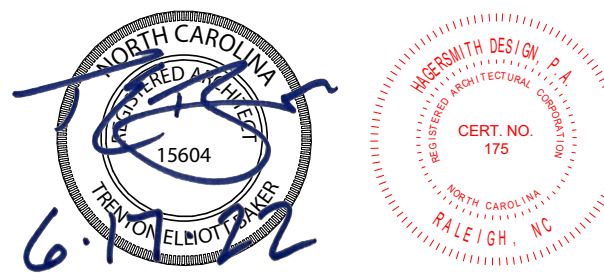


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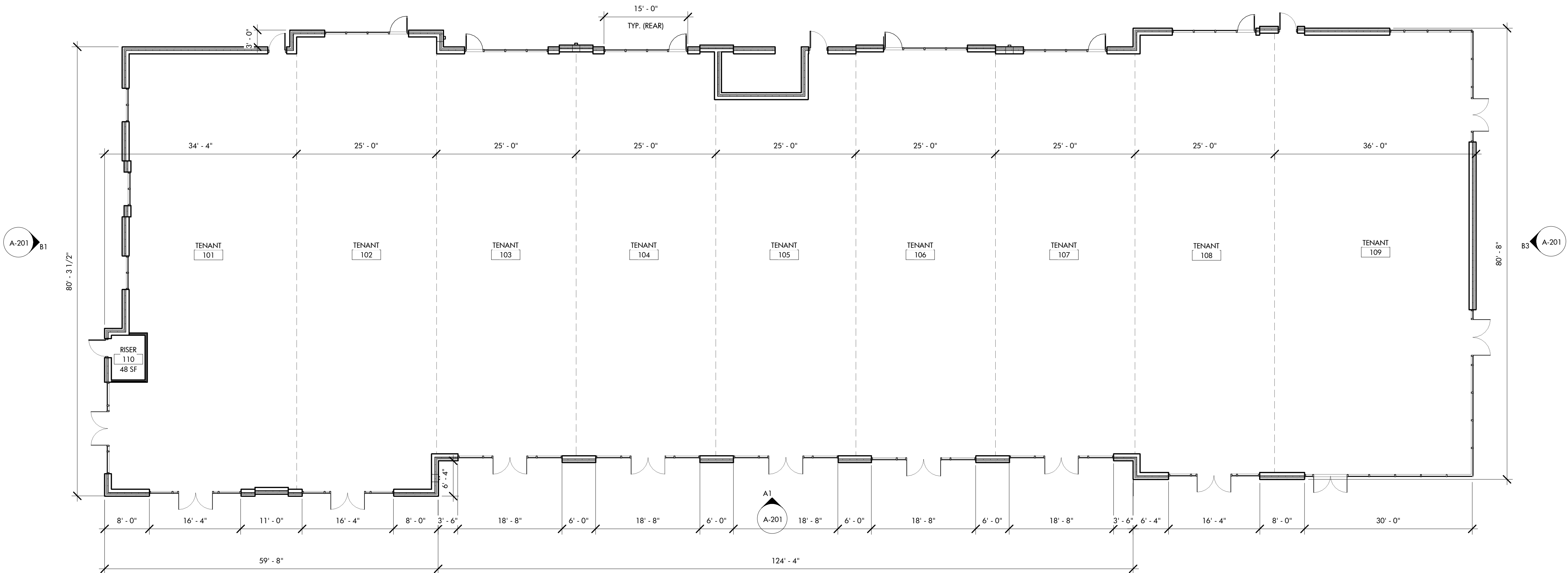
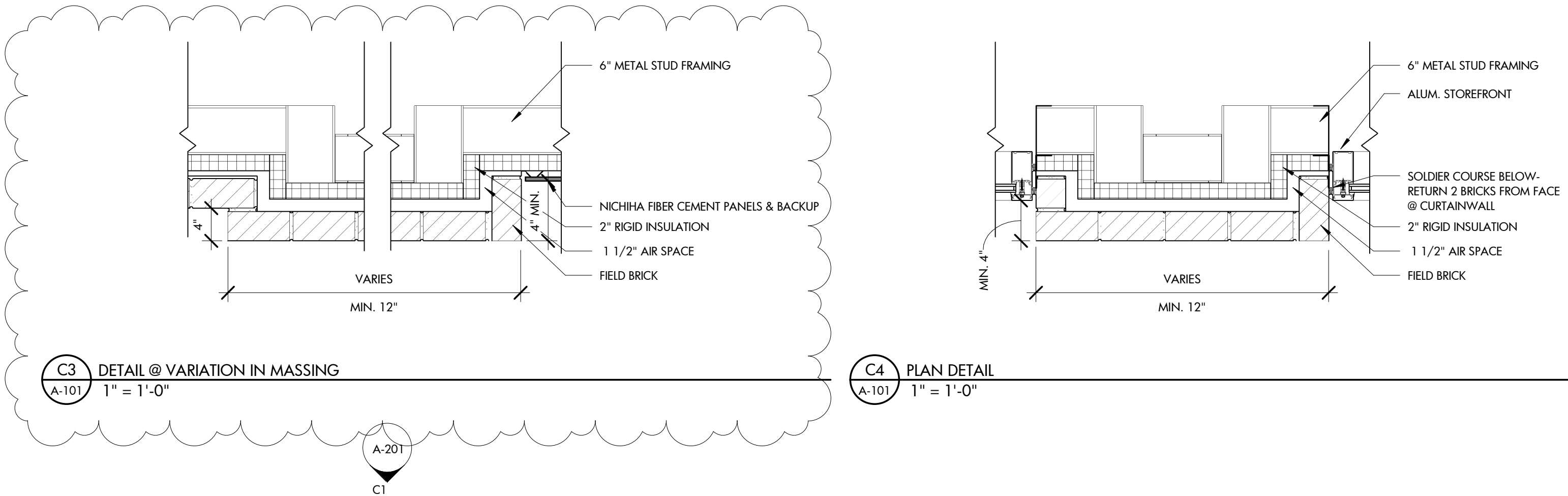
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PROJECT 000-000

OAKVIEW RETAIL -
EAST BUILDING
(BUILDING B)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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TEB

DATE ISSUED

2/17/22

A-101

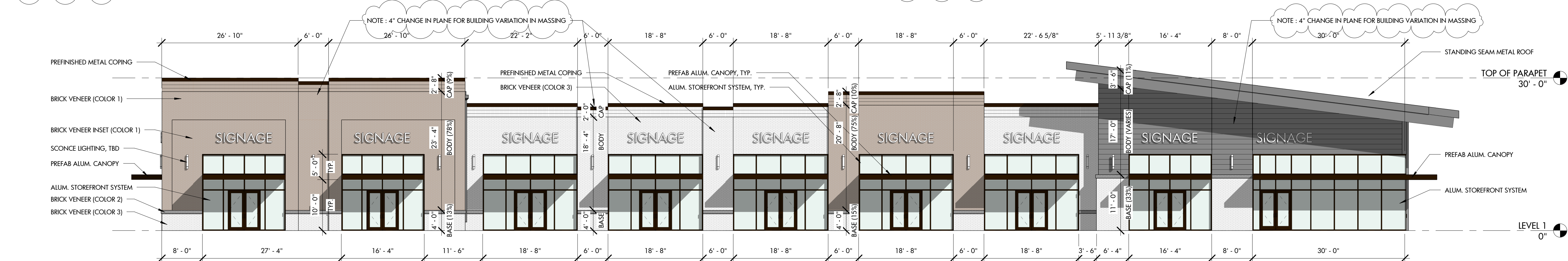
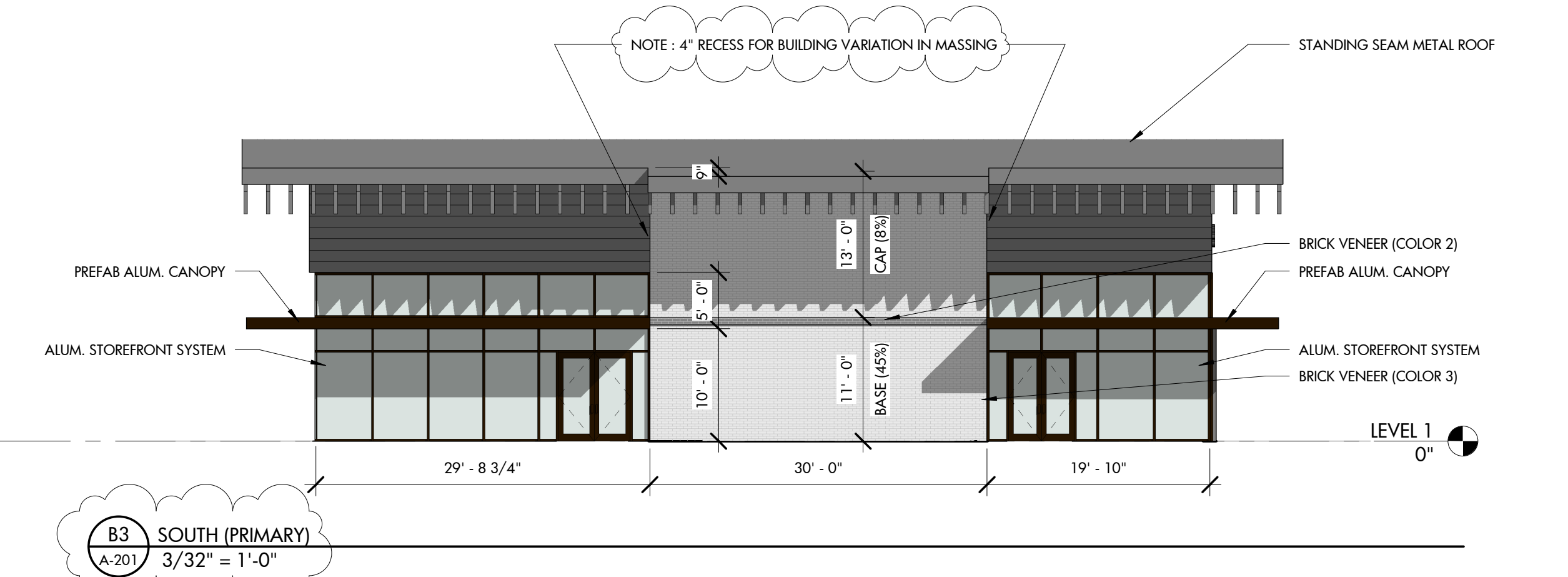
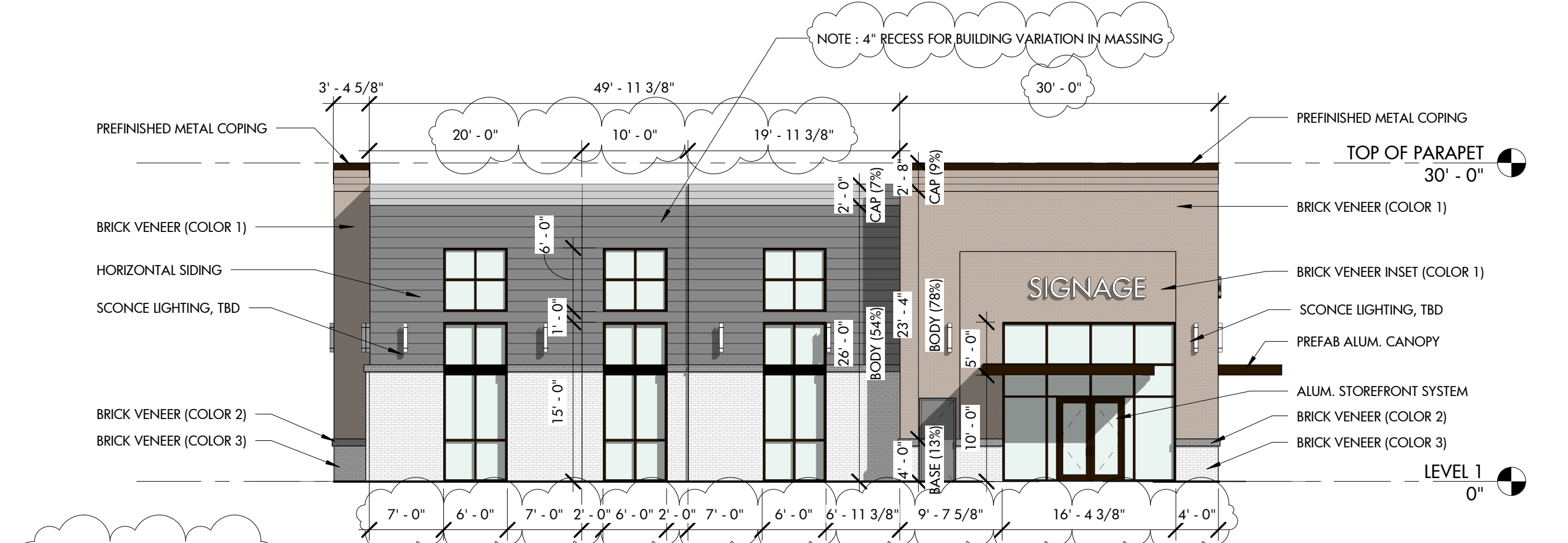
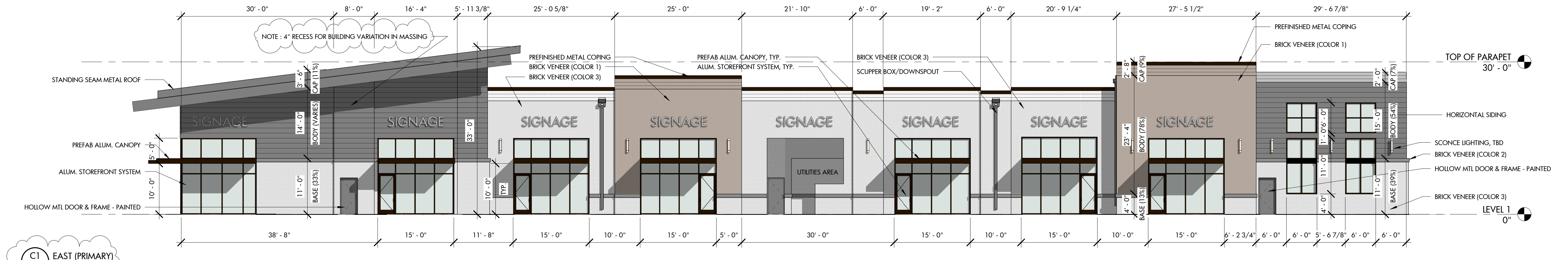
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PRELIMINARY MATERIAL KEY				
BRICK VENEER (COLOR 1)	BRICK VENEER (COLOR 2)	BRICK VENEER (COLOR 3)	HORIZONTAL SIDING (FIBER CEMENT)	ALUMINUM STOREFRONT
				
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GENERAL NOTES:

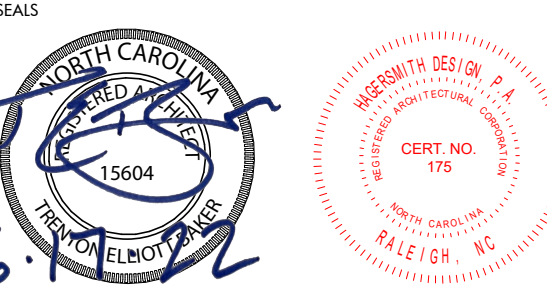
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PROJECT 000-000

OAKVIEW RETAIL - EAST BUILDING (BUILDING B)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT
**TRUSTWELL
PROPERTY GROUP**

DRAWING TITLE EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/13/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

DRAWN BY: TEB/NT
CHECKED BY: TEB/STI
DATE ISSUED: 2/17/22

A-201
OF 1

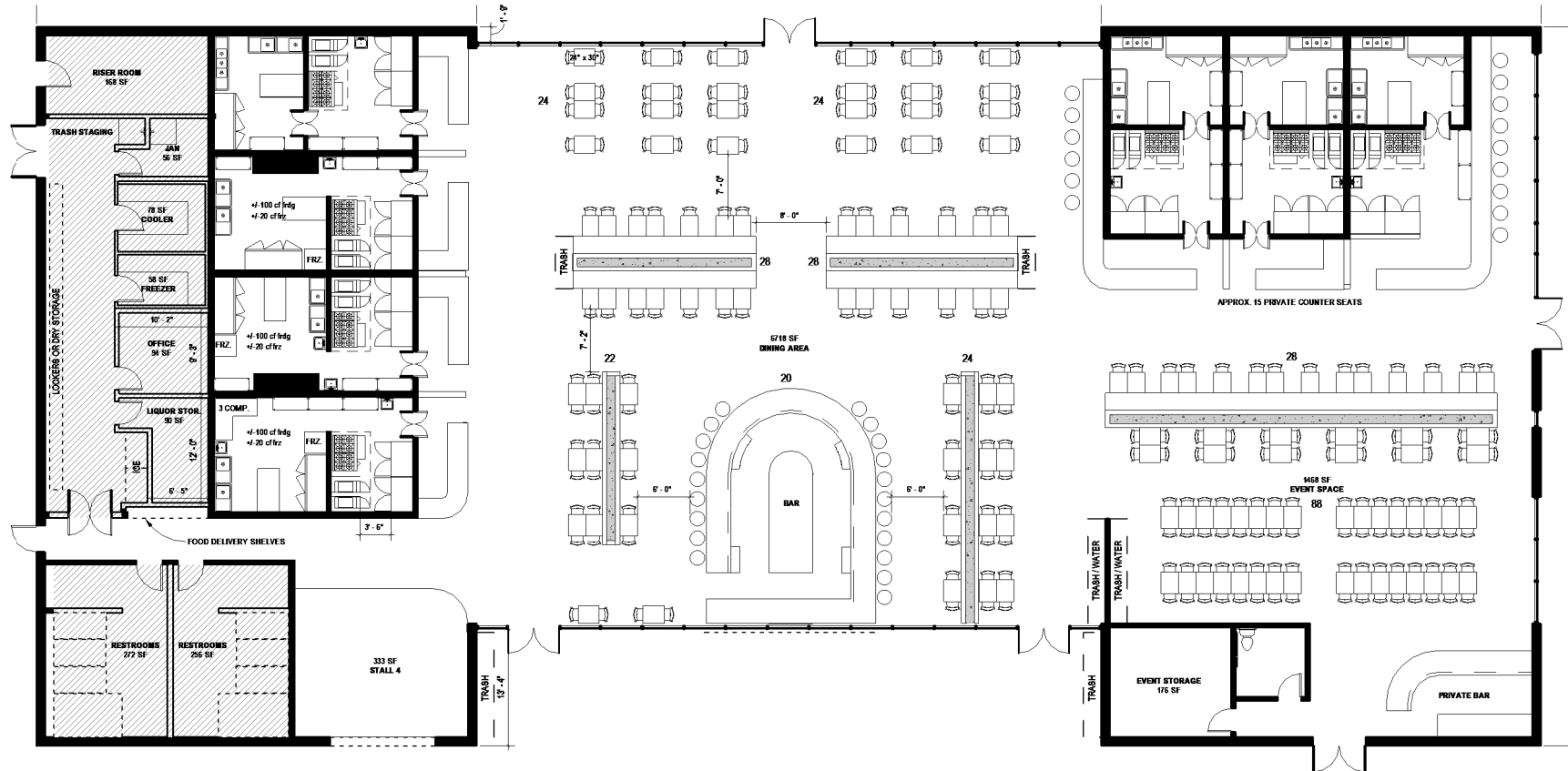
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NORTH	4,195 SF	3,110 SF	2,300 SF	74%	1,702 SF	1,085 SF	459 SF	27 %	25.1 %
SOUTH	4,215 SF	2,968 SF	2,110 SF	71.1 %	1,703 SF	1,247 SF	617 SF	36.2 %	25.1%
EAST	1,916 SF	1,473 SF	1,448 SF	98.3 %	821 SF	444 SF	350 SF	42.6 %	8.6 %**
WEST	1,653 SF	1,626 SF	1,626 SF	100%	819 SF	27 SF	27 SF	3.3%	0%**

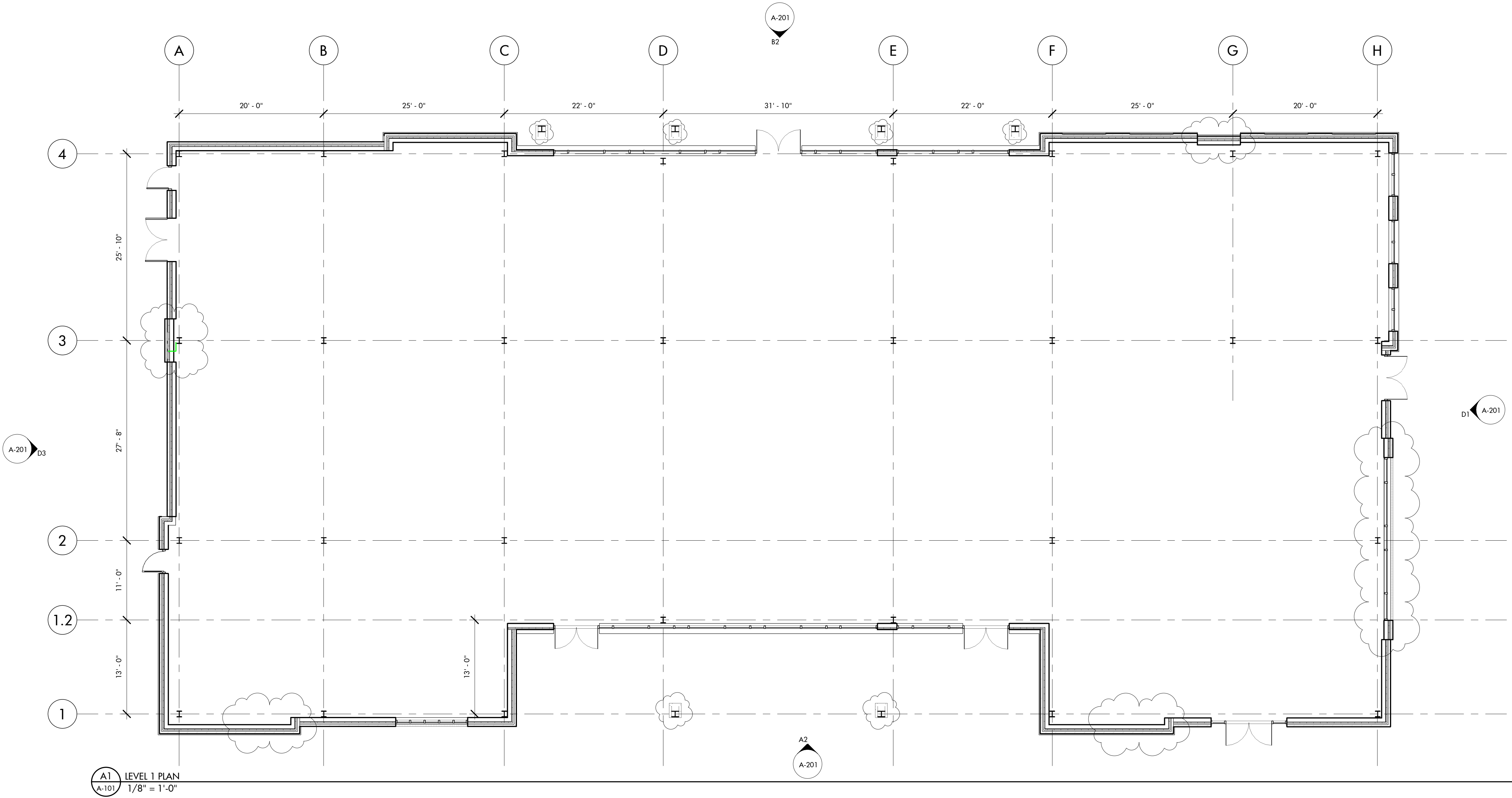
**316 SF OF CLERESTORY WINDOWS PROVIDE NATURAL LIGHT TO DINING AREA IN CENTER BAY
SEE INTERIOR REFERENCE PLAN FOR DETAILS AND LOCATIONS OF KITCHEN/BACK OF HOUSE AREAS**

GENERAL NOTES:

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C3 INTERIOR REFERENCE PLAN
A-101 1" = 20'-0"



A1 LEVEL 1 PLAN
A-101 1/8" = 1'-0"

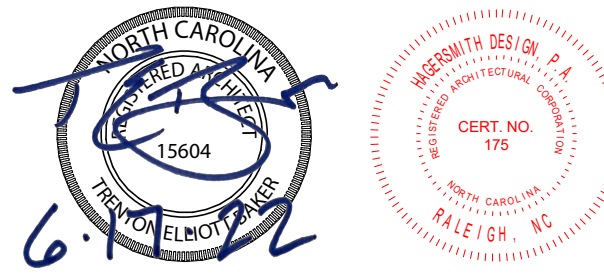


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PROJECT 000-000

OAKVIEW FOOD HALL (BUILDING C)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/14/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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CHECKED BY

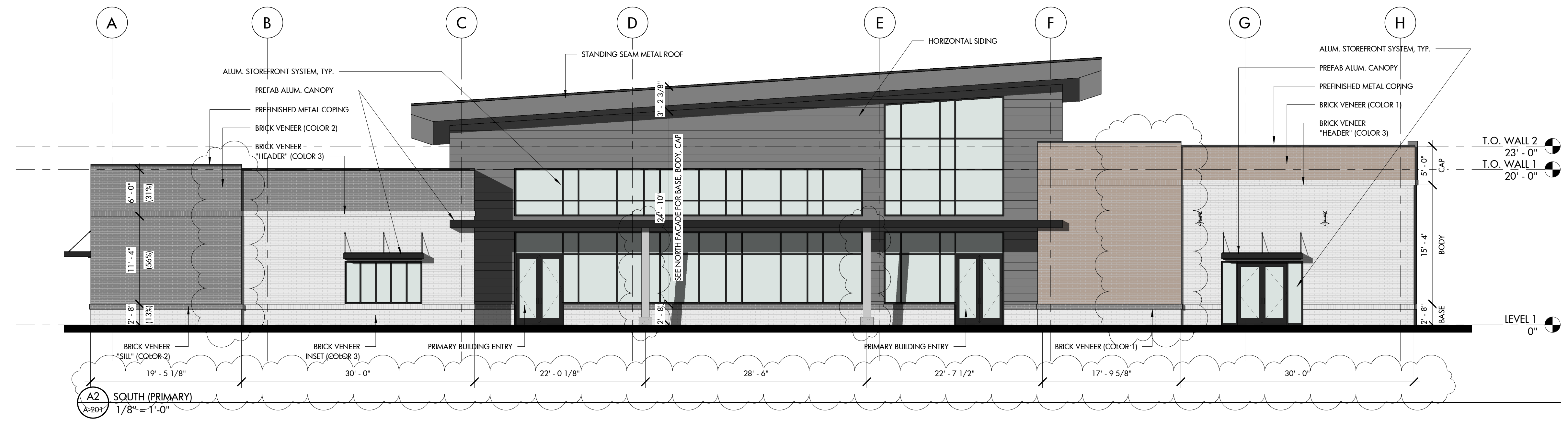
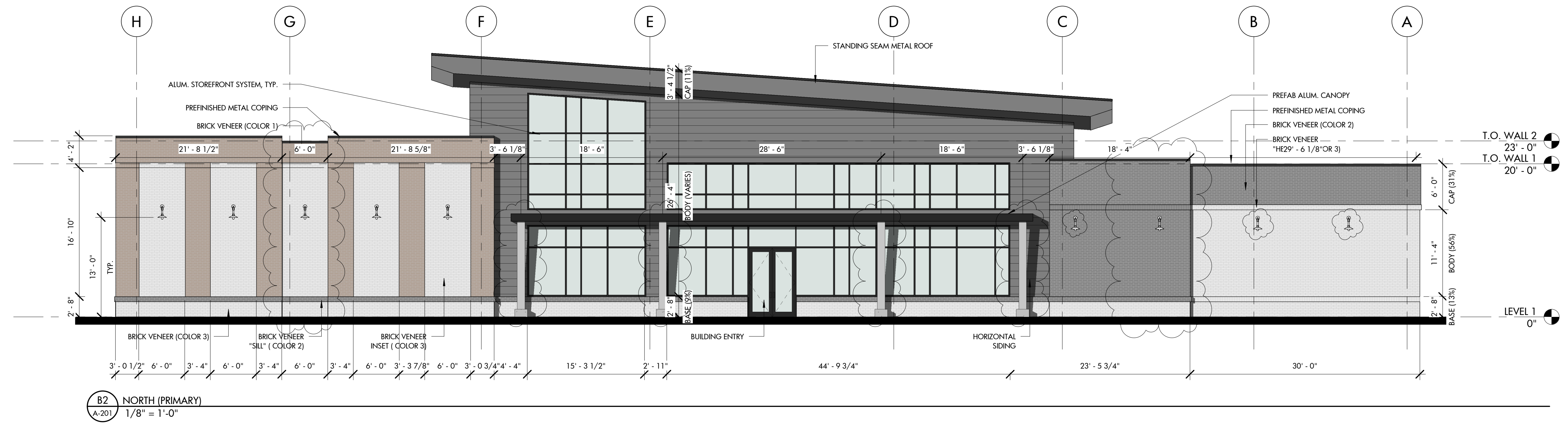
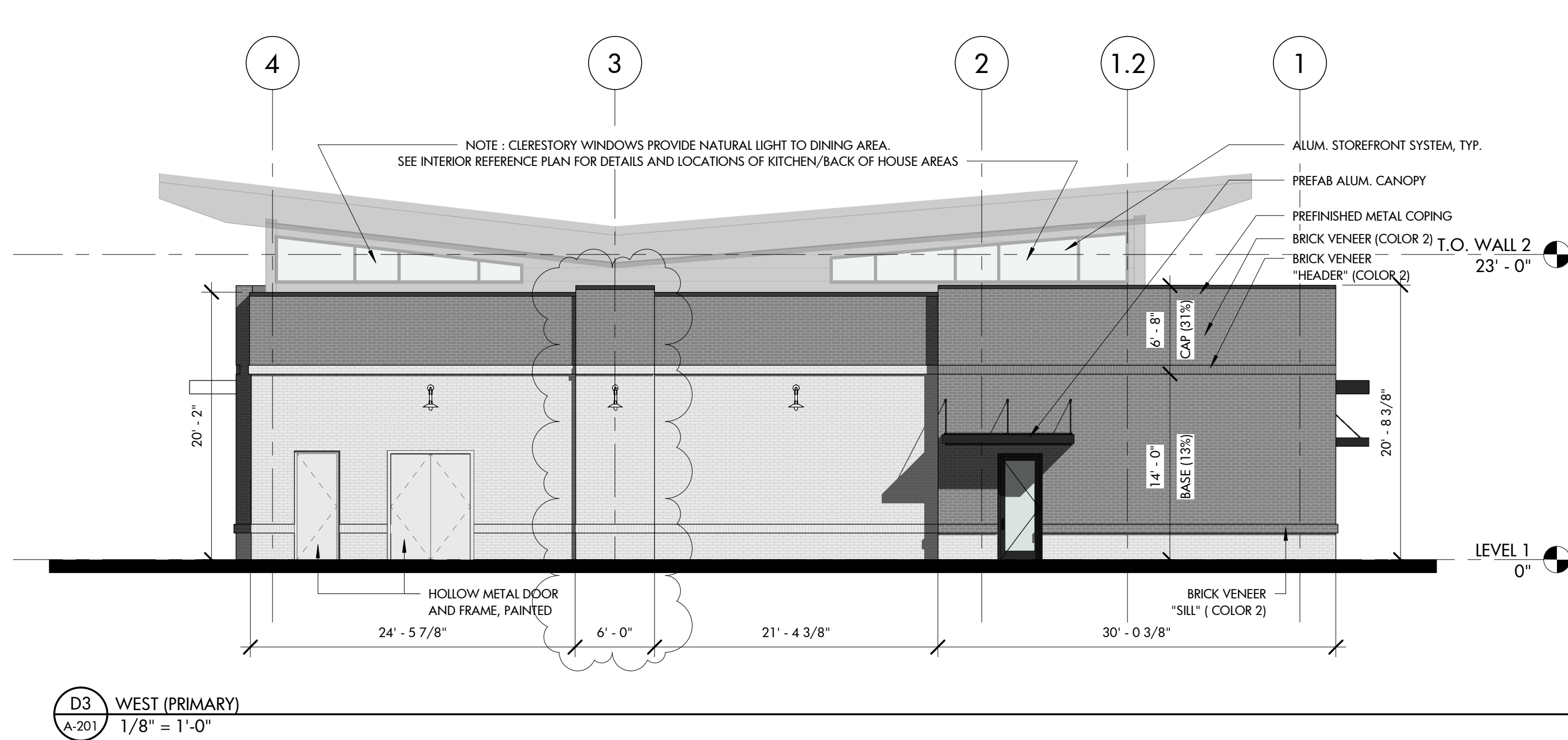
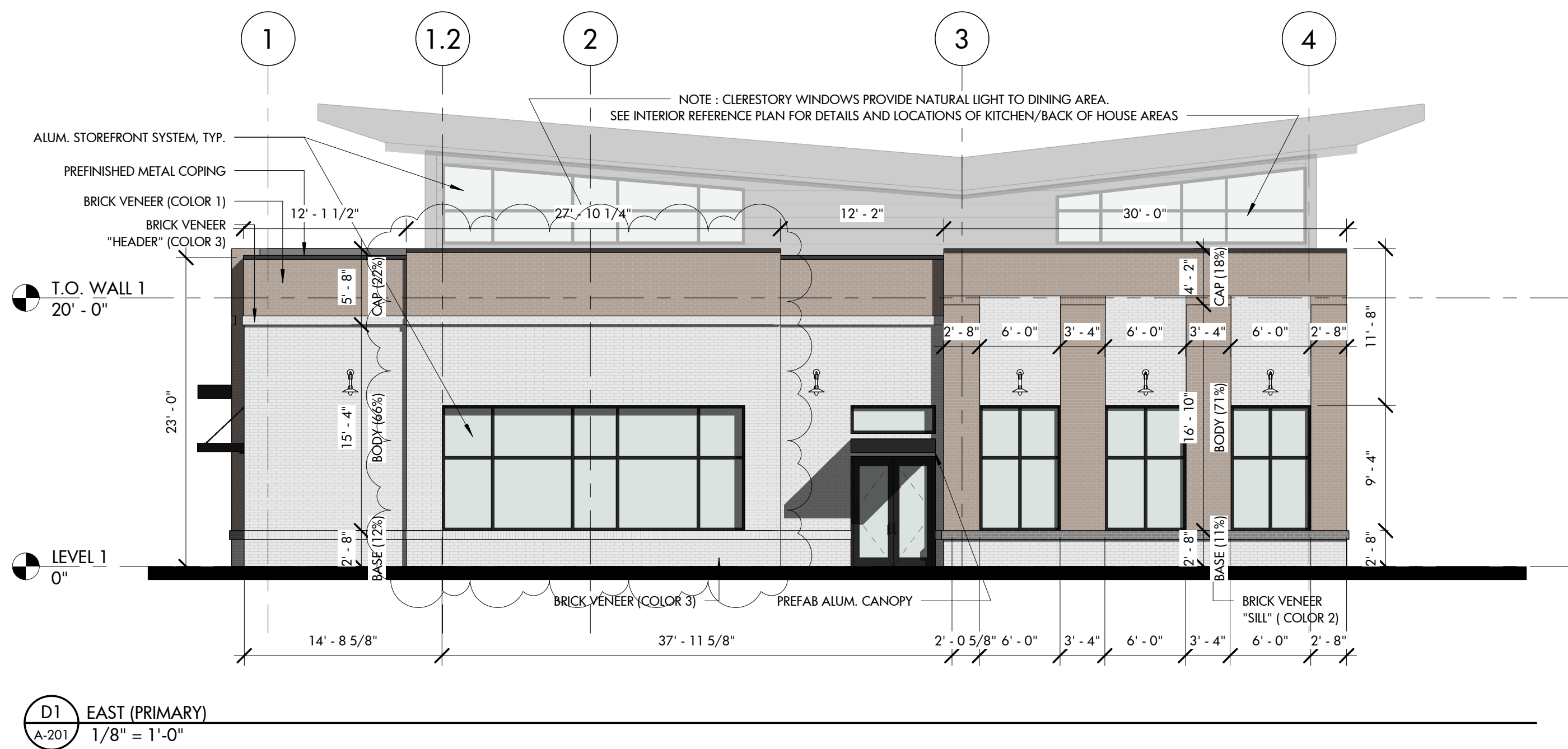
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2/17/22

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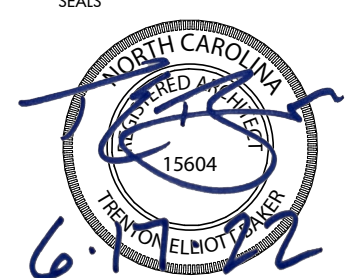


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OAKVIEW FOOD HALL (BUILDING C)

GREEN OAKS PKWY
HOLLY SPRINGS, NC

TRUSTWELL
PROPERTY GROUP

EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	TOWN OF HS DD COMMENTS	4/14/22
2	TOWN OF HS DD (2ND SUBMITTAL)	5/19/22
3	TOWN OF HS DD (3RD SUBMITTAL)	6/17/22

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DATE ISSUED	2/17/22	OF 1



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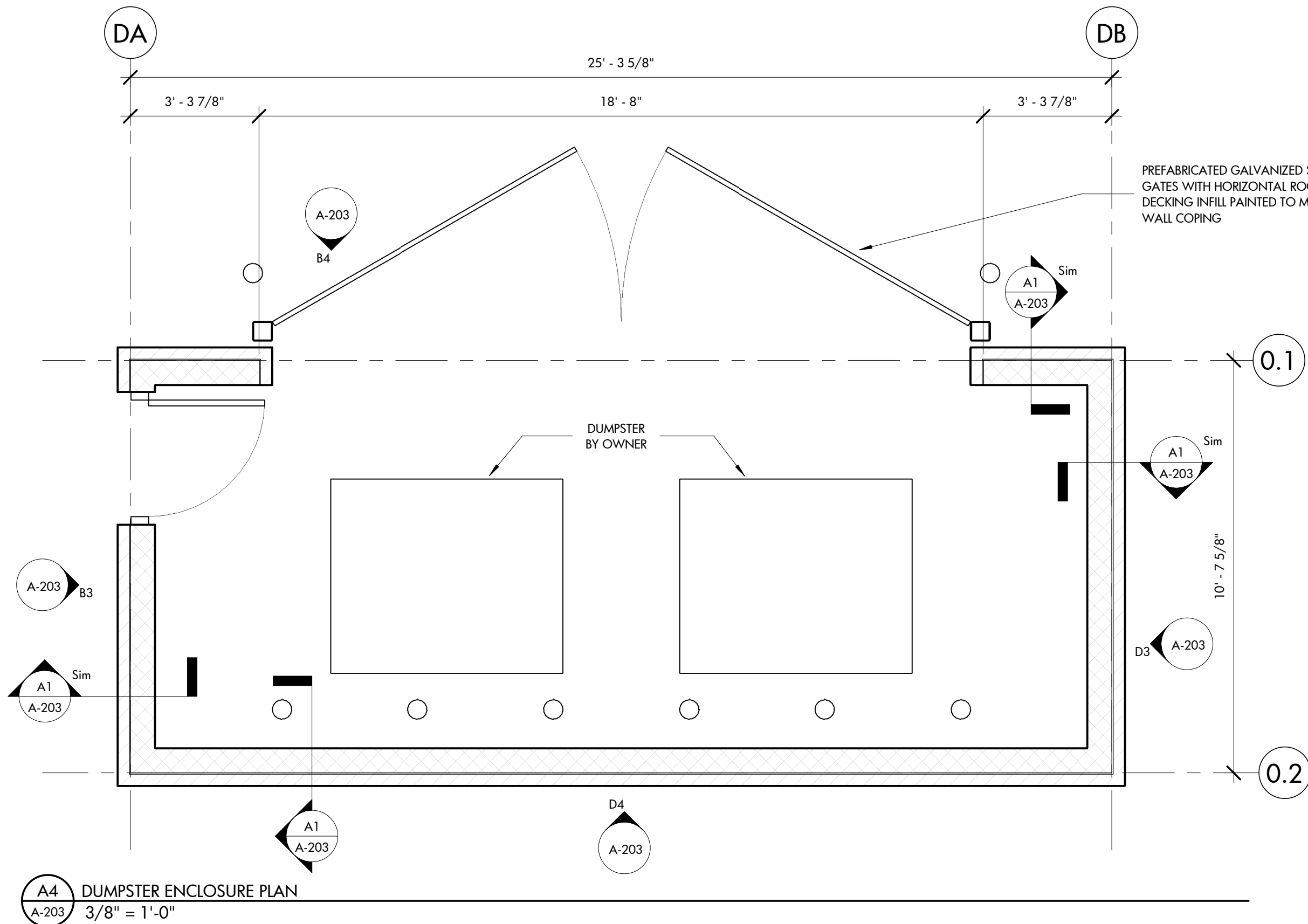
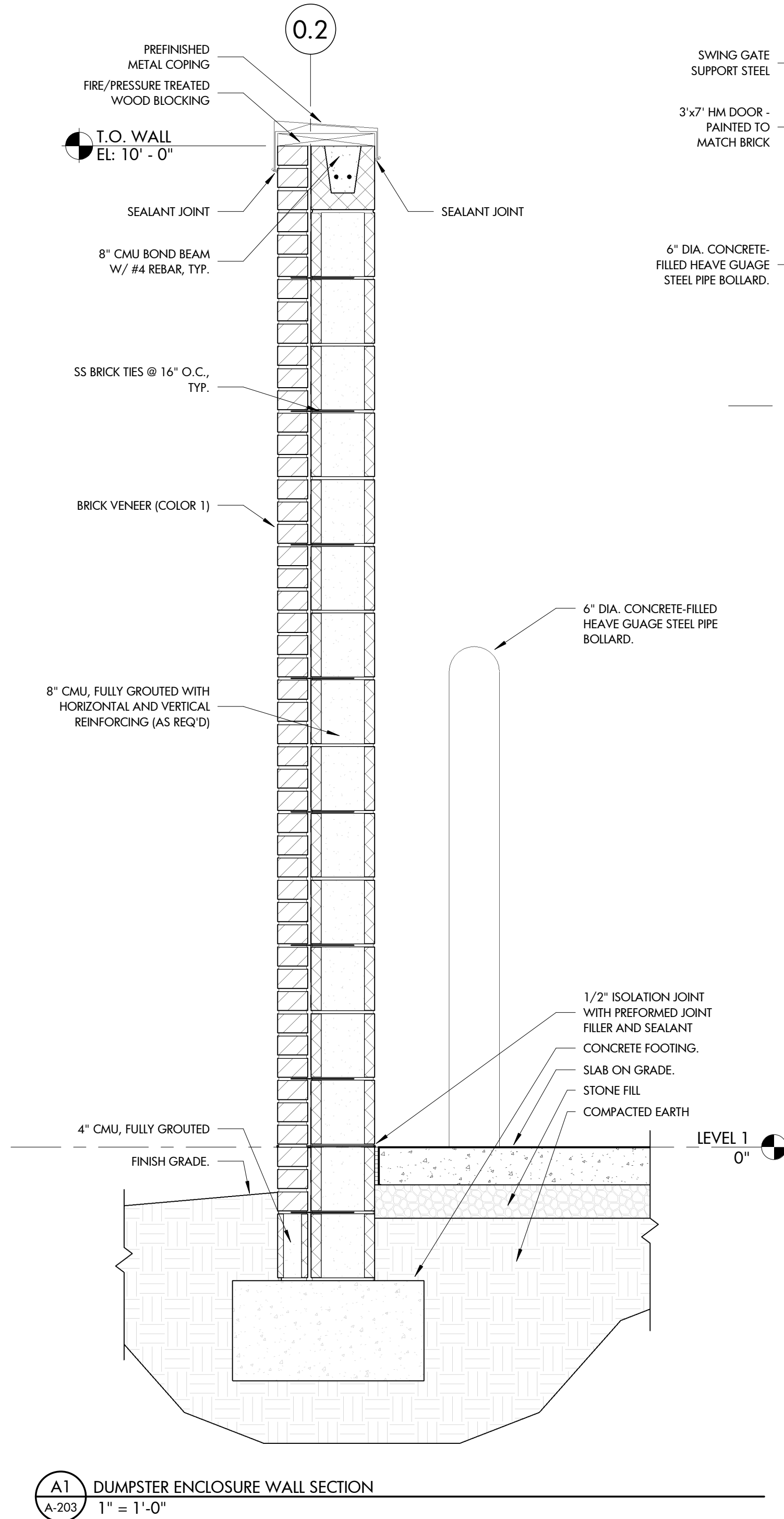
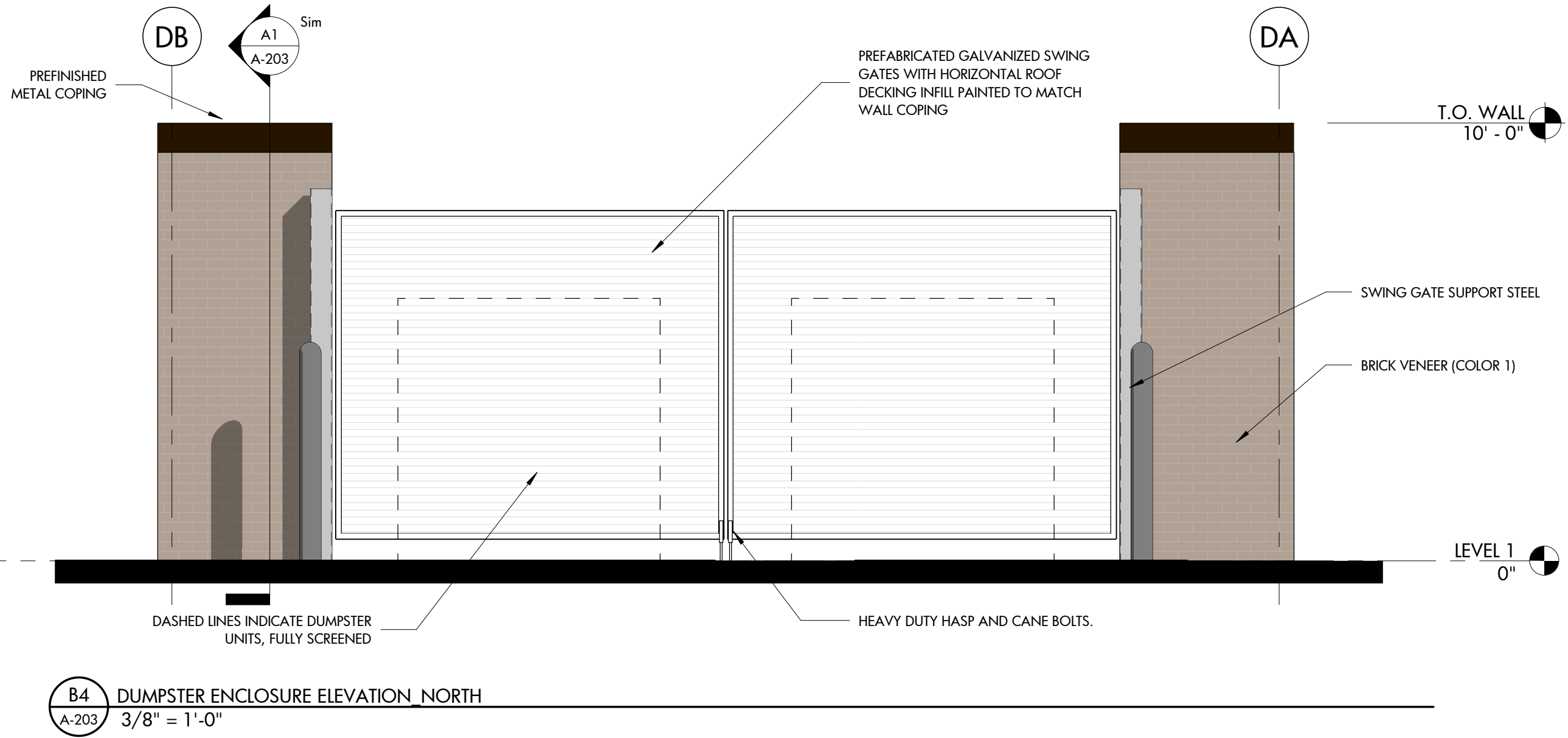
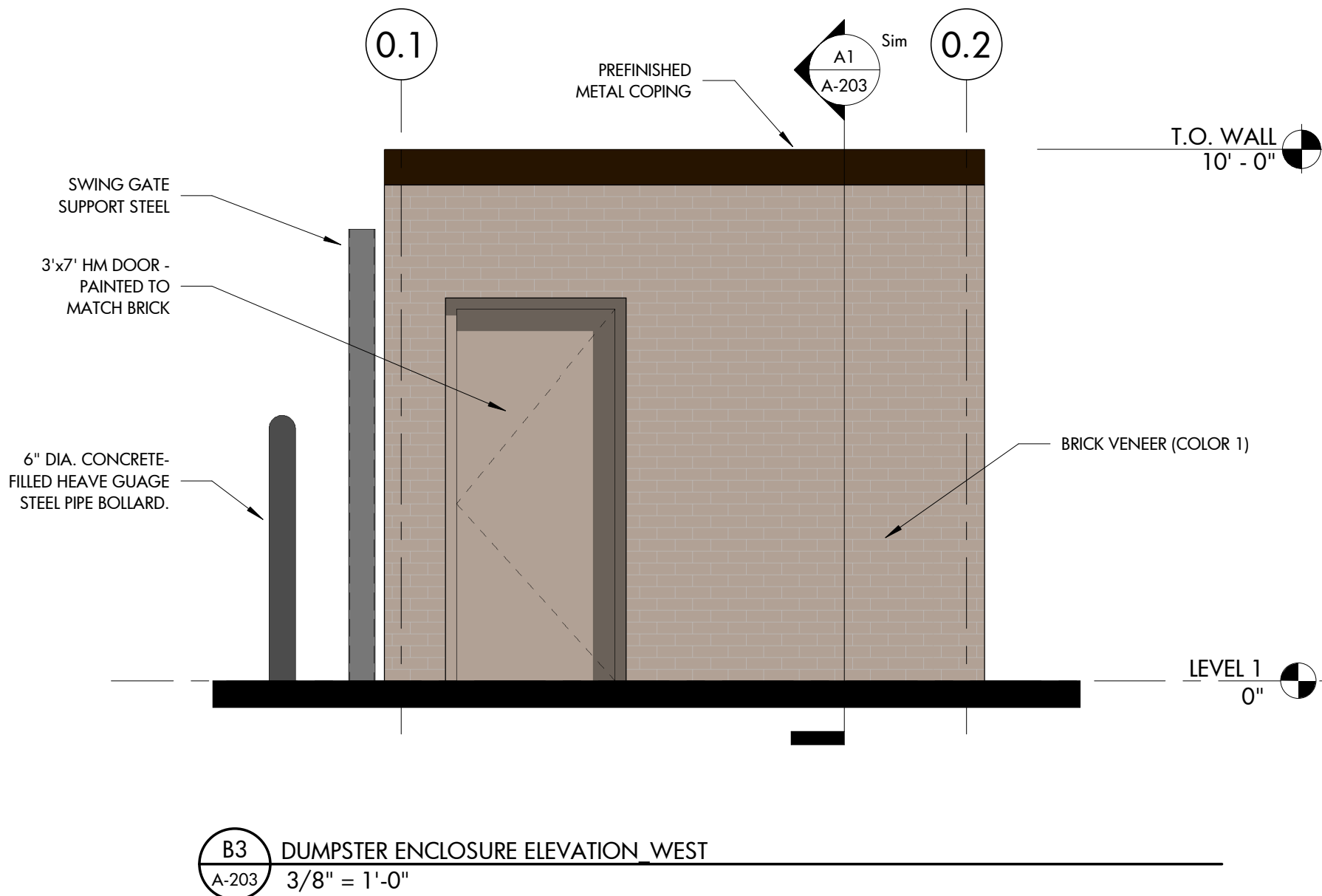
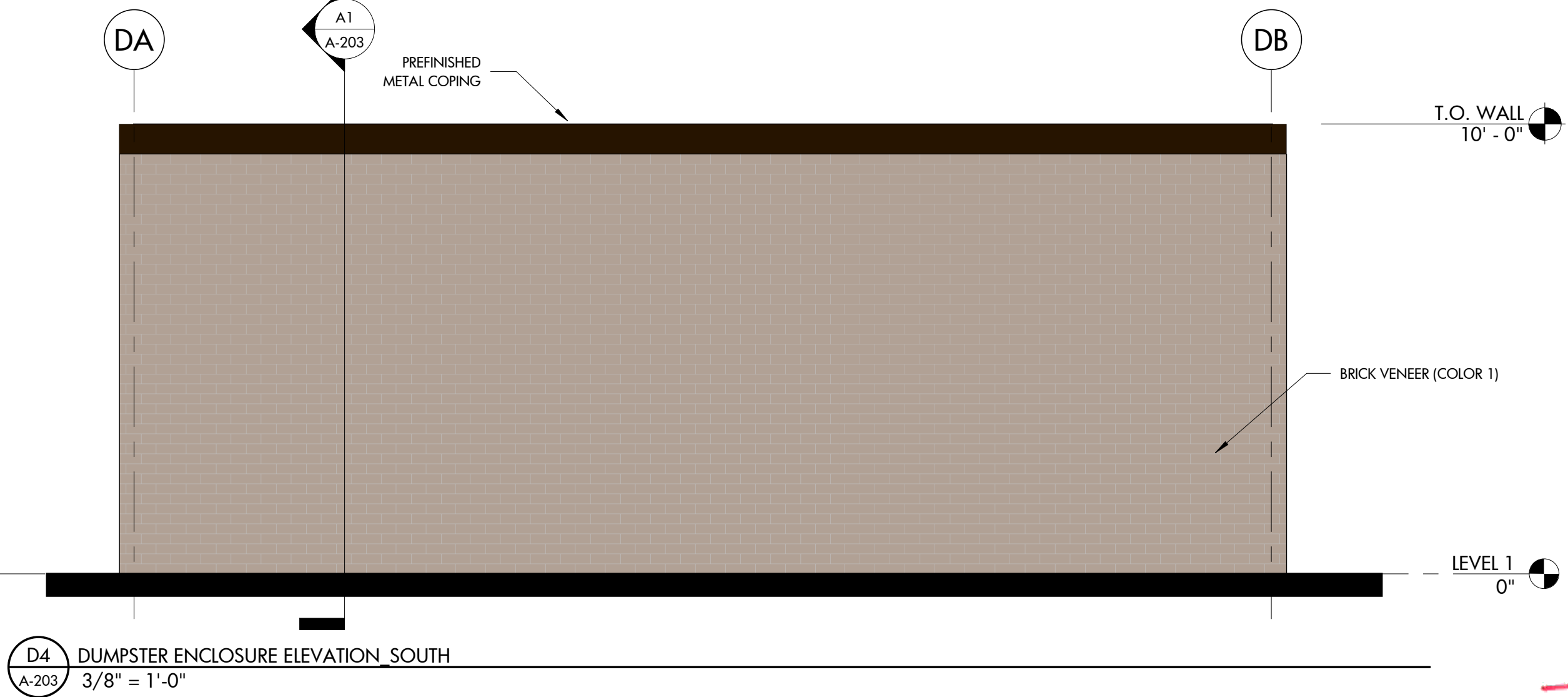
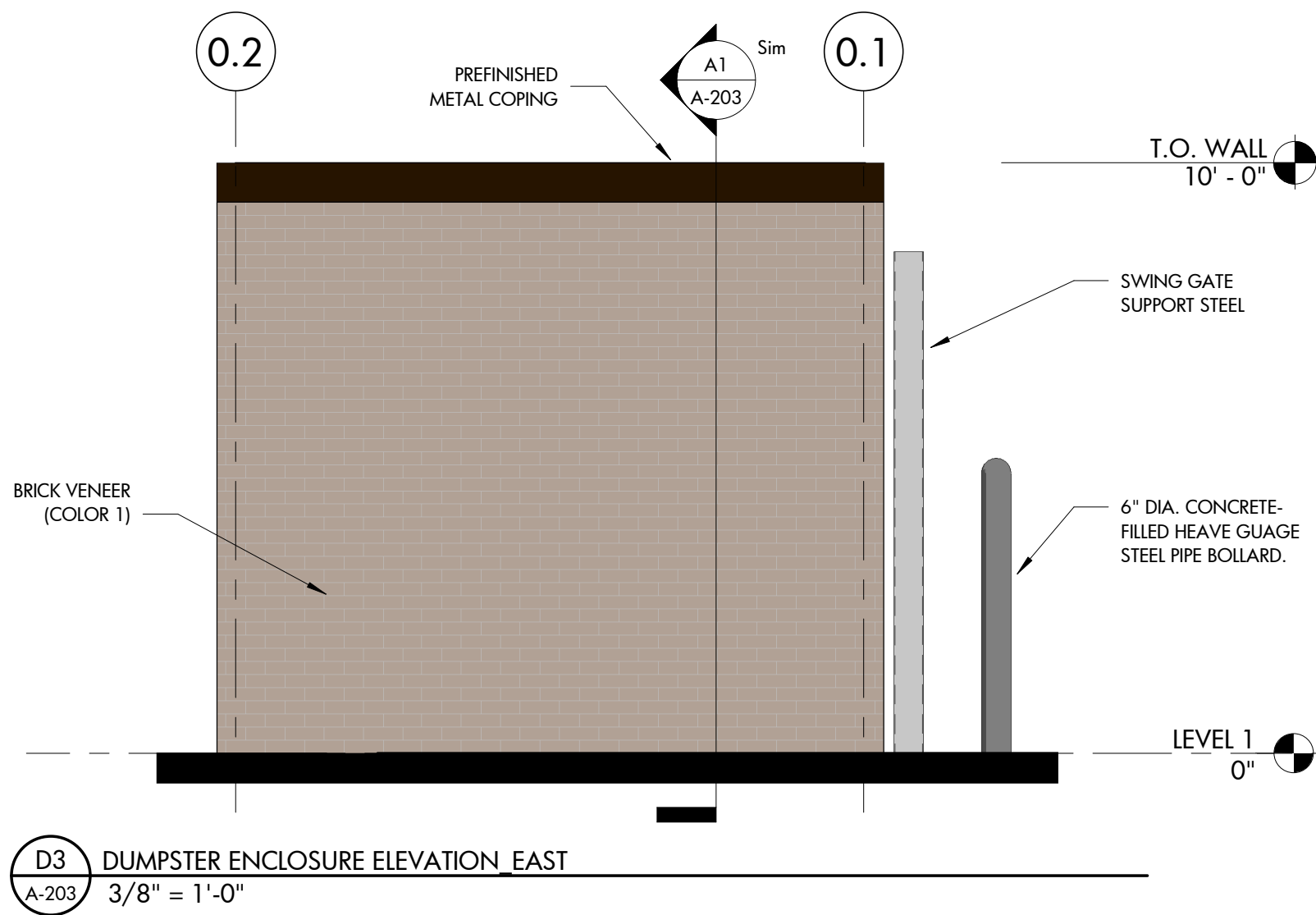
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PROJECT 000-000

OAKVIEW RETAIL - WEST BUILDING

GREEN OAKS PKWY
HOLLY SPRINGS, NC

CLIENT

TRUSTWELL
PROPERTY GROUP

DRAWING TITLE

DUMPSTER ENCLOSURE PLAN,
ELEVATIONS AND DETAILS

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY

KRT

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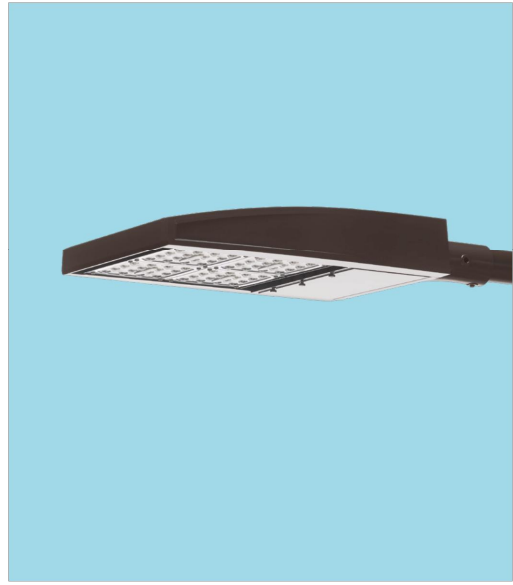
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2/17/22

A-203

OF 1

Shoebox LED



LED 150, 220, 420, 530 watts
(Light Emitting Diode)

Colors

Poles	Fiberglass (1 or 2 fixtures per pole) Decorative tapered metal Decorative square metal
-------	--

Note: 35" pole available in black or bronze only.



BUILDING A SMARTER ENERGY FUTURE®

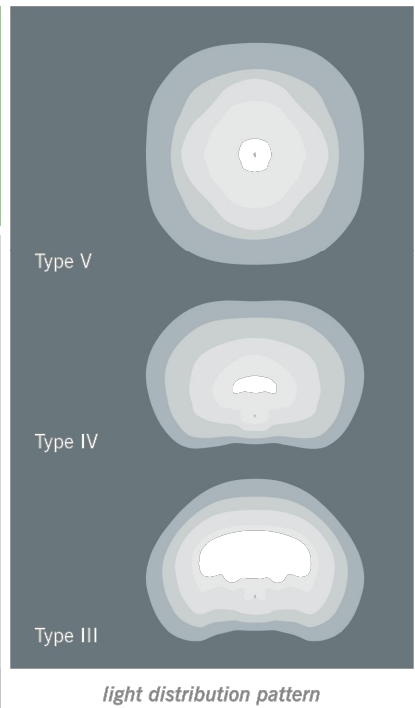
Shoebox LED

Replacement for: LED Wattage 150 – 250-watt HPS and metal halide;
LED Wattage 205 – up to 400-watt metal halide;
LED Wattage 530 – 1,000-watt metal halide

WU	SHUEN	LIU	Y
----	-------	-----	---

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-UO-03	IESNA Type V (circular)	19580	4,000K
LED 150	B3-UO-04	IESNA Type IV (forward throw)	18459	
LED 150	B2-UO-03	IESNA Type III (oval)	19006	
LED 220	B5-UO-03	IESNA Type V (circular)	25870	
LED 220	B3-UO-04	IESNA Type IV (forward throw)	24390	
LED 220	B2-UO-04	IESNA Type III (oval)	25114	
LED 420	B5-UO-05	IESNA Type V (circular)	48514	
LED 420	B3-UO-05	IESNA Type IV (forward throw)	43765	
LED 530	B5-UO-05	IESNA Type V (circular)	60296	
LED 530	B3-UO-05	IESNA Type IV (forward throw)	54395	

4,000K



Name	Mounting height	Color
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Bronze Gray White
Fiberglass	30'	Black (1 or 2 fixtures per pole) Gray (1 or 2 fixtures per pole)

Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

*2' raised foundation available when required on metal poles only

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.7 fc	3.8 fc	0.5 fc	7.6:1	3.4:1

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	11	LED 50w Enterprise - Type III - 3000K	16	283	1
	B	14	LED 220w Shoebox - Type V - 4000K	64	404	0.85
	C	4	(2) LED 150w Shoebox - Type V - 4000K	48	408	0.85

LIGHTING DESIGN TOLERANCE



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OAK VIEW MIXED USE		
HOLLY SPRINGS, NC		
SITE LIGHTING PLAN		
Designed by	DEP LIGHTING SOLUTIONS	
Reviewed by	N. Johnson	Scale: 1" = 60'
Date	06/15/2022	Size "Arch D"
Description	LED Shoebox & Enterprise	
Drawing No.	22-0065B	Sht. 1 OF 1



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#:

New Business

Title: Tree Advisory Committee

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#:

New Business

Title: Housing Affordability Study Advisory Committee

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#:

New Business

Title: Northeast Gateway Master Plan Advisory Committee

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.d.

New Business

Title: Other Business

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None